

**ASSESSMENT OF THE APPLICATION IN RELATION TO THE
WAIKATO RIVER CORRIDOR AND GULLY SYSTEMS OBJECTIVES AND POLICIES (CHAPTER 21).**

PLAN PROVISION	COMMENT
Objective	<p>In relation to this objective, Chapter 21 states: <i>“The Waikato River corridor and associated gully system is the City’s key landscape and natural feature. It contains significant pockets of indigenous vegetation and provides an important ecological corridor and a wilderness experience within the City. The river has cultural significance for Waikato iwi and contains numerous sites of historical and cultural importance.”</i></p> <p>Weston Lea has employed planning, urban design, ecological, landscape and engineering skills to ensure an integrated, holistic and co-ordinated approach. Early engagement with the mana whenua groups of Waikato-Tainui has also ensured that despite urban development over land containing a large number of archaeological sites, the relationship of Waikato-Tainui with the Waikato River is to be restored and protected.</p> <p>Both the riparian margin of the river and The Gully will be subject to significant vegetation management and enhancement planting. Very little vegetation clearance is being proposed, thus maintaining the connectivity and buffering function of the ecosystems along the Waikato River and The Gully.</p> <p>Some stream reclamation is proposed. However, this comprises only 27m of permanent stream with the remainder being ephemeral and intermittent streams. This stream loss is to be mitigated along The Gully stream, which has the highest natural</p>
<p>21.2.1 The ecological, amenity, landscape and cultural values of the river corridor and gully system are restored and protected.</p>	
Policies	
<p>21.2.1a An integrated, holistic and co-ordinated approach to management shall be used to protect, enhance and restore the natural, physical, cultural and historical resources and character of the river corridor and gully system.</p>	
<p>21.2.1b Development and activities that impact on landform shall be controlled, particularly the:</p> <ul style="list-style-type: none"> i. Clearance of vegetation along the river and gullies. ii. Filling of gullies, including the cumulative effects of such incremental filling. 	
<p>21.2.1c The ecological functions of waterways shall be restored and protected by minimising the modification of natural watercourses and riparian margins.</p>	
<p>21.2.1d The relationship of Waikato-Tainui with the Waikato River shall be restored and protected.</p>	
<p>21.2.1e The relationships of the Waikato Region’s communities with the Waikato River shall be restored and protected.</p>	
<p>21.2.1f The loss or disruption of corridors or connections provided by the Waikato River corridor and gully systems which link indigenous ecosystems and habitat fragments shall be</p>	

avoided.	values within the site. Overall the proposed development will result in an improvement to the river corridor and gully system through riparian management.
21.2.1g The connectivity and protective buffering of indigenous ecosystems provided by the Waikato River Corridor and gully system shall be maintained.	For effects of the development on bat habitat the reader is referred to Appendix A of the application and the discussion in relation to the objectives and policies on SNAs.
Objective	<p>In relation to this objective, Chapter 21 states: <i>“There is a potential for conflict between uses and the character of the Waikato River Corridor and gully systems, and not all activities will be appropriate within these areas; however, the Waikato River corridor and gully systems can accommodate sensitive uses that do not undermine the character of these areas. Opportunities should be sought to enhance public access and also use the river and gullies as part of the wider integrated transport network – which may include cyclists, pedestrians and in the future water taxis and ferries.”</i></p> <p>The proposed development incorporates uses that are compatible with the restoration and protection of ecological functions referred to above. This essentially comprises public access via walking and cycling trails in locations that allows the public to safely experience the river environment in a manner consistent with that protection. These trails will link to existing trails and form part of an integrated transport network.</p> <p>Future use of the river for water transport could be enabled in conjunction with the development of the suburban centre.</p> <p>The construction of the proposed Garden Bridge will significantly enhance connectivity of the Peacocke transport network with the wider city.</p> <p>The cultural significance of the riverside location will be marked with the creation of the heritage reserve, and open spaces at each end of The Island that provide vistas to the north and south</p>
21.2.2 The river corridor and gully system is used in a way that recognises and is sensitive to its social, cultural, spiritual and historical character.	
Policies	
21.2.2a Multi-functional use of the river corridor and gully systems shall be encouraged.	
21.2.2b The river corridor and gullies shall be used for sporting, recreation and cultural opportunities.	
21.2.2c Building designs should suit the wider site context, and shall consider:	
<ul style="list-style-type: none"> i. Surrounding natural characteristics. ii. The cultural significance of the surrounds. iii. Whether opportunities exist to create an iconic feature that enhances the character of the locality. 	
21.2.2d The river corridor and gully system shall be promoted to form part of the integrated transportation network, where appropriate.	
21.2.2e Future crossings of the river corridor and gully systems shall be required to enhance connectivity of the transport network.	
21.2.2f Public access to and along the river corridor and gully	

systems shall be promoted.	along the river. The southern vista provides a visual connection to the Nukuhau Pa, situated immediately to the south of the site.
21.2.2g The drainage function of the gully systems shall not be compromised.	
Objective	These provisions are primarily focused on the tourism and the Central City. Nevertheless, the proposed development provides public access to the river corridor that would enable recreation, tourism and events requiring access and use of the river in the future.
21.2.3 The river corridor is a key focus for tourism and events.	
Policies	
21.2.3a The use of the river corridor for events and tourism shall be promoted, particularly in the Central City.	
21.2.3b Strong visual and physical connections shall be provided between the Central City and the river.	