



**APPENDIX 16      OPERATIVE DISTRICT PLAN ASSESSMENT**



## **OPERATIVE DISTRICT PLAN ASSESSMENT**



**138 Hectare / 100 MW Agrivoltaic Development, including Battery  
Energy Storage System**

**3954A State Highway 2, Waingawa**

**29 February 2024**

## 1.0 SITE DETAILS

Feature	Site
<b>Address</b>	3954A State Highway 2, Waingawa
<b>Legal Description and Title</b>	Pt Lot 2 DP 2099 (RT WNF1/1189) Pt Lot 3 DP 2099 (RT WNF1/1188) Pt Lot 1 DP 46533 (RT WN17B/749) Lot 1 DP 19148 (RT WN765/45) Pt Lot 4 DP 2099 (RT WND1/413) Lot 1 DP 17189 (RT WN638/13) Lot 1 DP 3447 (RT WN248/15) Pt Lot 4 DP 2099 (RT WN213/272)
<b>Proposal Description</b>	Construct and operate an agrivoltaic development that will occupy approximately 138ha of the subject site, and will include erecting photovoltaic modules, inverters, transformers, battery energy storage system (BESS), a substation, and a site office, as well as establishing a connection to the nearby TransPower Masterton Substation
<b>Relevant District Council</b>	Carterton District Council
<b>Relevant District Plan</b>	Operative Combined Wairarapa District Plan
<b>Zone</b>	Special Rural Zone
<b>Precincts and Overlays</b>	Contaminated Site – Cc02, waste storage/treatment Airport obstacle limitation surface – Masterton Airport (Hood Aerodrome) Air noise contour – 50dBA Ldn

## 2.0 RULES

### 2.1. Part A, Section 4: Rural Zone Provisions

Rule #	Rule Text	Proposal
<b>Section 4.5.2: Standards for Permitted Activities</b>		
(a)	<b>Maximum Building Height</b> (i) Dwellings: 10 metres. (ii) Other Buildings: 15 metres.	<b>Complies</b> (i) N/A – no dwellings proposed (ii) The highest structure proposed will be <5m high
(b)	<b>Maximum Height to Boundary</b> (i) 3 metres height at the boundary with a 45° recession plane.	<b>Complies</b> All of the proposed structures will be within the recession plane
(c)	<b>Minimum Building Setback (excluding dwellings)</b> (i) 10 metres from the front road boundary of sealed roads. (ii) 25 metres from the front road boundary of unsealed roads. (iii) 5 metres from all other boundaries. (iv) 25 metres from any Significant Waterbody listed in Appendix 1.9. (v) 5 metres from any other waterbody. (vi) In the South Wairarapa District... <b>Exception:</b>	<b>Complies</b> (i) All structures are to be >10m from all road boundaries (ii) N/A – the site does not adjoin any unsealed roads (iii) All structures are to be >10m from all boundaries (iv) N/A – the site does not adjoin any identified Significant Waterbodies

	<p>(i) For sites of less than 4,500m<sup>2</sup>, an accessory building may be located up to 1.5 metres from side and rear boundaries.</p> <p>(ii) Bridges are excluded from complying with setback standards in relation to a waterbody.</p>	<p>(v) All structures are to be &gt;5m from all other waterbodies</p> <p>(vi) N/A – the site is not located within the South Wairarapa District</p>
<b>(d)</b>	<b>Minimum Dwelling Setback</b>	<b>Not Applicable</b> The proposal does not include any dwellings
<b>(e)</b>	<b>Number of Dwellings (including Minor Dwellings)</b>	
<b>(f)</b>	<p><b>Noise Limits</b></p> <p>(i) The sound level from activities within any site, excluding mobile sources associated with primary production (e.g. tractors, harvesters), shall not exceed the following limits within any measurement time interval in the stated time-frames, when assessed at any point within the notional boundary of any dwelling on any site within the Rural Zone but excluding any dwelling on the property where the sound levels are generated, and at any point within the boundary of any site within the Residential Zone:</p> <p style="padding-left: 40px;">Daytime 7.00am – 7.00pm 55dBA L10</p> <p style="padding-left: 40px;">Nighttime 7.00pm – 7.00am 45dBA L10</p> <p style="padding-left: 40px;">9.00pm – 7.00am 75dBA Lmax</p> <p>(ii) All sound levels shall be measured in accordance with NZS 6801:1999 “Acoustics – Measurement of Environmental Sound”, and assessed in accordance with NZS 6802:1991 “Assessment of Environmental Sound”.</p> <p><b>Exceptions:</b> The following devices are excluded from complying with the above maximum sound levels provided they comply with the following standards:</p> <p>(i) Bird Scaring Devices...</p> <p>(ii) Frost Protection Devices...</p> <p>(iii) Helicopter Operation...</p>	<p><b>Complies</b></p> <p>Please refer to the Acoustic Assessment, Appendix 10, for an assessment of the proposal against these standards. Within this assessment, the proposal is identified as fully compliant with the standards of this rule in relation to the notional boundary of all existing dwellings.</p>
<b>(g)</b>	<b>Chester Road Helicopters Operation Noise Contours</b>	<p><b>Not Applicable</b></p> <p>The proposal does not include use of helicopters</p>
<b>(h)</b>	<p><b>Signs</b></p> <p>(i) Any permanent sign shall be permitted provided it complies with the following standards:</p> <p>(1) One sign per site with a total face area not exceeding 3.0m<sup>2</sup>.</p> <p>(2) One sign per vehicle crossing not exceeding 0.25m<sup>2</sup> in face area, and limited to displaying the name of the property and/or business undertaken on the site and business operating details. Signs under this rule are excluded from complying with standards (10) and (11) below in relation to</p>	<p><b>Will Comply</b></p> <p>Currently, there is no detail of any of the proposed signage for the proposal. However, it is anticipated that it will be comprised of the following:</p> <ul style="list-style-type: none"> <li>• Construction (site safety and traffic management) and project information signage; and</li> </ul>

	<p>characters on the sign.</p> <p>(3) The maximum height of any sign shall not exceed 6.0 metres.</p> <p>(4) The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates.</p> <p>(5) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.</p> <p>(6) All signs must comply with the sight distance requirements in Appendix 5.</p> <p>(7) No sign shall be located where it conceals the visibility of an existing official traffic sign or traffic-controlling device.</p> <p>(8) No sign shall use reflective materials, or be illuminated, flashing or moving.</p> <p>(9) No sign shall be affixed to the exterior of any heritage item listed in Appendix 1.7 Heritage Items.</p> <p>(10) A sign shall have no more than six words or symbols and no more than 40 characters; and it is to be located so as to provide an unrestricted view to the motorist for a minimum distance of 180 metres.</p> <p>(11) The following minimum letter/character height standards for signs in the 70-100 km/hr speed zones shall be:</p> <table border="1" data-bbox="316 1243 895 1429"> <thead> <tr> <th>Speed</th> <th>Main Message</th> <th>Property Name</th> <th>Second Message</th> </tr> </thead> <tbody> <tr> <td>70 kph</td> <td>200 mm</td> <td>150 mm</td> <td>100 mm</td> </tr> <tr> <td>80 kph</td> <td>250 mm</td> <td>175 mm</td> <td>125 mm</td> </tr> <tr> <td>100 kph</td> <td>300 mm</td> <td>200 mm</td> <td>150 mm</td> </tr> </tbody> </table> <p><b>Exception:</b></p> <p>(i) Official Traffic Signs are excluded from complying with the above standards provided they comply with the Land Transport Rule: Traffic Control Devices 2004 Land Transport Rule: Traffic Control Devices 2004 and the Manual of Traffic Signs and Marking (MOTSAM).</p> <p>(ii) Official signs for public safety are excluded from complying with the above standards.</p>	Speed	Main Message	Property Name	Second Message	70 kph	200 mm	150 mm	100 mm	80 kph	250 mm	175 mm	125 mm	100 kph	300 mm	200 mm	150 mm	<ul style="list-style-type: none"> <li>Operational (traffic management / site entrance) and site identification signage.</li> </ul> <p>All signs will be compliant with the relevant standards of this rule.</p>
Speed	Main Message	Property Name	Second Message															
70 kph	200 mm	150 mm	100 mm															
80 kph	250 mm	175 mm	125 mm															
100 kph	300 mm	200 mm	150 mm															
(i)	<p><b>Roads, Access, Parking and Loading Areas</b></p> <p>(i) Compliance with the standards in Appendix 5 – Requirements For Roads, Access, Parking and Loading.</p>	<p><b>Complies</b></p> <p>Please refer to the Transportation Assessment, Appendix 11, for an assessment of the proposal against these standards. Within this assessment, the proposal is identified as compliant with all of</p>																

		the standards outlined under Appendix 5 of the ODP.
(j)	<b>Plantation Forestry</b>	<b>Not Applicable</b> The proposal does not include any of the identified activities
(k)	<b>Intensive Farming</b>	
(l)	<b>Conservation Management</b>	
(m)	<b>Disposal of Wastewater from a Municipal Wastewater Treatment Plant shall comply with the following setback distances:</b>	
<b>4.5.3 Controlled Activities</b>		
(a)	Any activity involving relocating a dwelling or other principal building.	<b>Not Applicable</b> The proposal does not include any of the identified activities
(b)	Papakainga housing...	
(c)	Dwellings for farm worker accommodation...	
<b>4.5.5 Restricted Discretionary Activities</b>		
(a)	Any bird-scaring device...	<b>Not Applicable</b> The proposal does not include any of the identified activities
(b)	Any frost protection device...	
(c)	Any activity that is not required for primary production and residential purposes that requires either: (a) the construction or use of a building over 25m <sup>2</sup> in gross floor area; or (b) the external storage of goods, products or vehicles (including contractors yards); and is not otherwise listed as a controlled, restricted discretionary, discretionary or non-complying activity.	<b>Does Not Comply</b> (a) The proposal includes the construction of buildings >25m <sup>2</sup> in total gross floor area. The area of each of the proposed 12 water tanks is anticipated to be approximately 11.25m <sup>2</sup> . Each BESS unit will have an approximate floor area of 14.65m <sup>2</sup> and approximately 240 units are proposed. A site office (approximately 36m <sup>2</sup> ) and switching station building (approximately 30m <sup>2</sup> ) are also proposed. Therefore, an approximate total gross floor area of 3,720m <sup>2</sup> is proposed. The PV modules are considered not to be subject to this rule. (b) N/A – the proposal will not include the external storage of goods, products or vehicles <b>Resource consent is therefore required as a Restricted Discretionary Activity under Rule 4.5.5(c).</b>

(d)	Any motorised outdoor recreation activity.	<b>Not Applicable</b> The proposal does not include any motorized outdoor recreation activity
(e)	Any activity that does not meet one or more of the standards for permitted or controlled activities.	<b>Not Applicable</b> The proposal does meet all of the relevant standards for permitted and controlled activities.
<b>4.5.6 Discretionary Activities</b>		
(a)	Any activity listed in the Schedule of Primary Industry (Appendix 4).	<b>Not Applicable</b> The proposal does not include any of the identified activities
(b)	Any industrial activity.	
(c)	Any retail activity...	
<b>4.5.7 Non-Complying Activities</b>		
(a)	Any new noise sensitive activity...	<b>Not Applicable</b> The proposal does not include any of the identified activities
(b)	Any retail activity...	

## 2.2. Part B: District-Wide Provisions

Rule #	Rule Text	Proposal
<b>21.1 – Permitted Activities</b>		
<b>21.1.1 Notable Trees and Street Trees</b>		<b>Not Applicable</b> The subject site does not include any of the identified features
<b>21.1.2 Sites of Historic Heritage Value</b>		
<b>21.1.3 Historic Heritage Precincts</b>		
<b>21.1.4 Outstanding Landscapes</b>		
<b>21.1.5 Significant Natural Areas</b>		
<b>21.1.6 Indigenous Vegetation and Habitats</b>		
(a)	Any activity involving disturbance, removal, damage or destruction ("modification") of kanuka, manuka and tauhinu.	<b>Complies</b> Please refer to the Ecological Assessment, Appendix 12, which outlines that the proposal includes removal of five kanuka trees.
(b)	Any activity involving disturbance, removal, damage or destruction ("modification") of naturally occurring indigenous vegetation (excluding kanuka, manuka and tauhinu) which is more than 4 metres high, or which has a trunk diameter of more than 30 centimetres measured at a height of 1.4 metres above the ground, provided that no more than 10% of the total area of indigenous vegetation is "modified" per site up to a maximum of 200m <sup>2</sup> in any 5 year period.	<b>Not Applicable</b> Please refer to the Ecological Assessment, Appendix 12, which outlines that the site does not include any other naturally occurring indigenous vegetation within the outlined size threshold.
(c)	The removal of up to 50m <sup>3</sup> of timber per 10-year period per Certificate of Title for personal use.	<b>Not Applicable</b> The proposal does not include any removal of indigenous vegetation: • For personal use;
(d)	The harvesting of indigenous timber undertaken in accordance with an approval under Part IIIA of the Forests Act 1949.	

(e)	The disturbance, removal, damage or destruction of naturally occurring indigenous vegetation that has grown under the canopy of a plantation forest.	<ul style="list-style-type: none"> <li>• For harvesting of timber under the Forests Act 1949;</li> <li>• That has grown under the canopy of a plantation forest;</li> <li>• For commercial production forestry, horticulture, or agricultural purposes;</li> <li>• Associated with the harvesting of a plantation forest;</li> <li>• By a network utility operator;</li> <li>• For farm access tracks, fence lines, or fire breaks;</li> <li>• To avoid imminent danger to human life or property; or</li> <li>• In association with any specific covenants.</li> </ul>
(f)	The clearance or modification of indigenous vegetation that has been planted and managed specifically for commercial production forestry, horticulture or agriculture purposes.	
(g)	The disturbance or damage, but not destruction of naturally occurring indigenous vegetation as a consequence of harvesting of plantation forest, including where the harvesting involves: <ul style="list-style-type: none"> <li>(i) The lifting and/or dragging of logs;</li> <li>(ii) The construction and maintenance of forestry roads and stream crossings.</li> </ul>	
(h)	The disturbance, removal, damage or destruction (“modification”) of naturally occurring indigenous vegetation by any network utility operator to ensure the safety and integrity of any network utility or to maintain access to the network utility.	
(i)	The disturbance, removal, damage or destruction (“modification”) of naturally occurring indigenous vegetation associated with the maintenance of existing access tracks, fence lines and firebreaks and the construction of new fence lines and firebreaks.	
(j)	Any activity involving disturbance, removal, damage or destruction (“modification”) of indigenous vegetation and habitats necessary for the avoidance of imminent danger to human life or property.	
(k)	Activities are carried out subject to and in accordance with any specific covenants...	
<b>21.1.7 Wetland Restoration and Enhancement</b>		<p><b>Not Applicable</b></p> <p>The proposal does not include any wetland restoration or enhancement.</p>
(a)	Any planting of indigenous wetland species and removal of exotic species (including weed and pest removal) within a wetland.	
<b>21.1.8 Reserves</b>		<p><b>Not Applicable</b></p> <p>The subject site does not include any of the identified features</p>
<b>21.1.9 Significant Waterbodies</b>		
<b>21.1.10 Activities on the Surface of Freshwater</b>		
<b>21.1.11 Glare and Artificial Light</b>		<p><b>Complies</b></p> <p>Please refer to the Landscape, Assessment, Appendix 7. The proposal has been modelled to be compliant with the relevant standards.</p>
(a)	The emission of light (including glare) meets the following standard: <ul style="list-style-type: none"> <li>(i) A maximum artificial light level of 8 lux (lumens per square metre) measured at 1.5m above ground level at the site boundary.</li> </ul>	
<b>21.1.12 Dust and Odour</b>		<p><b>Complies</b></p> <p>Please refer to the Engineering Report, Appendix 13, for a detailed</p>
(a)	The generation of airborne contaminants meets the following standard:	



	(i) No nuisance at or beyond the boundary of the site to the extent it causes an adverse effect. This standard applies to contaminants which are not subject to a discharge consent and which are temporary or intermittent in nature, including: (1) Dust; (2) Offensive or objectionable odour.	description of how the proposal seeks to manage dust during site works.
<b>21.1.13 Noise</b>		
(a)	Noise Emission Levels shall be subject to zone rules for noise, and shall comply with the standards below.	<b>Complies</b> Please refer to the Acoustic Assessment, Appendix 10, for an assessment of the proposal against these standards.
(b)	<b>General</b> (i) Sound levels shall be measured in accordance with NZS 6801:1999 “Acoustics – Measurement of Sound”, and assessed in accordance with NZS 6802:1991 “Assessment of Environmental Sound”.	<b>Complies</b> Please refer to the Acoustic Assessment, Appendix 10, which confirms that the acoustic emissions for the proposal have been modelled in accordance with this standard.
(c)	<b>Construction Noise</b> (i) Construction noise shall be measured and assessed in accordance with NZS6803:1999 “Acoustics – Construction Noise” and shall not exceed the noise limits set out in Table 2 of that Standard for the timeframes stated. (ii) Provided that the provisions of the standard related to the duration of construction events and the more or less stringent noise limits applicable in such circumstances shall apply.	<b>Complies</b> Please refer to the Acoustic Assessment, Appendix 10, for an assessment of the proposal against these standards.
(d)	<b>Airblast</b> (i) Airblast overpressure from blasting on any land or in water...	<b>Not Applicable</b> The proposal does not include any blasting activities.
<b>21.1.14 Derelict Vehicles</b>		<b>Not Applicable</b> The subject site does not include any of the identified features, and the proposal does not include any of the identified activities.
<b>21.1.15 Access to Premises</b>		
<b>21.1.16 Temporary Activities</b>		
<b>21.1.17 Coastal Environment Management Area</b>		
<b>21.1.18 Foreshore Protection Area</b>		
<b>21.1.19 Faultline Hazard Area</b>		
<b>21.1.20 Flood Hazard Area and Erosion Hazard Area</b>		
<b>21.1.21 Soil Conservation and River Control Works</b>		
<b>21.1.22 Hazardous Substances and Facilities</b>		
<b>21.1.23 Activities within Contaminated Land</b>		
(a)	Subsurface investigations of contaminated land in Appendix 3.1 and on potentially contaminated land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) in	<b>Will Comply</b> Please refer to the PSI, Appendix 15, which notes that a DSI (including subsurface investigations) will be undertaken.

	<p>Appendix 3.2, to determine the presence, extent and nature of any contamination is a Permitted Activity provided that it complies with the following conditions:</p> <p>(i) The subsurface investigations are supervised by a suitably qualified environmental scientist; and</p> <p>(ii) A subsurface sampling report prepared by a suitably qualified environmental scientist recording the findings of the investigations shall be provided to the Council.</p> <p><b>Note:</b> Refer to Appendix 3.2 for guidance on the nature and level of sampling and reporting.</p>	<p>(i) These investigations are to be supervised by a suitable qualified environmental scientist.</p> <p>(ii) The outcome of these subsurface investigations will be included within a DSI, which shall be provided to the Council as part of this consent process.</p>
(b)	<p>The redevelopment of potentially contaminated land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) at Appendix 3.2 that, following subsurface investigations, is determined to be safe for the intended use is a Permitted Activity, provided that:</p> <p>(i) A subsurface sampling report prepared by a suitably qualified environmental scientist shall be provided to the Council confirming the potentially contaminated land is safe for the intended use.</p> <p><b>Note:</b> Refer to Appendix 3.2 for guidance on the nature and level of sampling and reporting.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not include activities on land previously used for an activity on the modified Wairarapa HAIL. (It is considered that the historic contamination activities of the site and the potential effects associated with this proposal are more appropriately covered by those rules relating to Appendix 3.1 of the ODP).</p>
(c)	<p>The use or redevelopment of contaminated land in Appendix 3.1 and land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) in Appendix 3.2 confirmed as being contaminated land, that has been remediated to a level which is safe for the intended use is a Permitted Activity, provided that:</p> <p>(i) A remediated report prepared by a suitably qualified environmental scientist shall be provided to the Council.</p> <p>For the purpose of this rule (Rule 21.1.23(a), (b) and (c)) “redevelopment” means any activity that would exacerbate or increase exposure to the potential contaminant(s) that is reasonably expected to have an adverse effect on human health or the environment (e.g. habitation, regular occupation, exposure through disturbance (e.g. earthworks) of contaminants.</p> <p>The Guidelines listed in Appendix 3.2 provide direction on exposure levels for contaminants and</p>	<p><b>Will Comply</b></p> <p>The suitably qualified environmental scientist for this project will provide a report to accompany the DSI that confirms that the site is either currently or has been remediated to a standard suitable for the intended use as a Permitted Activity.</p>

	adverse effects on human health or the environment.	
<b>21.1.24 Network Utilities and Energy Generation Facilities</b>		
<b>(i)</b>	<b>Maximum Height and Setbacks</b> All above ground network utility and meteorological structures, except lines, poles, towers, masts, aerials, antennas and their brackets or attachments, must comply with the maximum height standards, maximum height to boundary, and minimum building setback, for the Environmental Zone in which they are located, except as follows: (1) In the case of aerials and antennas... (2) Aerials and antennas... (3) In the case of masts, poles and towers	<b>Not Applicable</b> The proposal does not include any aerials, antennas, or new masts, poles or towers.
<b>(ii)</b>	<b>Antennas Residential Zone:</b>	<b>Not Applicable</b> The subject site is located within the Rural Zone
<b>(iii)</b>	<b>Building</b> (1) No building located above ground for network utility purposes shall exceed 10m <sup>2</sup> in gross floor area. (2) Buildings used for network utilities purposes may encroach the minimum building setbacks in the respective Environmental Zone in which it is located, subject to compliance with the following: (a) 3 metres from any boundary when located on a site in the Residential Zone, or adjoining the Residential Zone; (b) Compliance with the Noise Standards for the respective Environmental Zone in which it is located.	<b>Does Not Comply</b> As outlined under Rule 4.5.5(c) above, the site includes a number of buildings. The total gross floor area for these buildings will be approximately 3,720m <sup>2</sup> . Please refer to Rule 21.6(a) below for activity status of this reason for consent.
<b>(iv)</b>	<b>Radiofrequency Exposure</b> (1) The maximum exposure levels shall not exceed the levels specified in NZS 2772:1999 "Radiofrequency fields - Maximum exposure levels - 3 kHz to 300 GHz"; (2) Maximum exposure levels shall be 3kHz to 300GHz in areas normally accessible to the public.	<b>Will Comply</b> Based on experience from similar proposals internationally, the equipment will emit minimal / negligible radiofrequency levels, and will be compliant with this rule.
<b>(v)</b>	<b>High Voltage Electricity Transmission Lines</b> (1) Lines for conveying electricity shall have a voltage up to and including 110kV; (2) Setback 20 metres from dwellings.	<b>Complies</b> (1) The proposal will not result in lines conveying a voltage of greater than 110kV; (2) All proposed lines will be at least 20m from the nearest dwellings.
<b>(vi)</b>	<b>Water Supplies</b>	<b>Not Applicable</b> The proposal does not include any of the identified activities
<b>(vii)</b>	<b>Wastewater and Stormwater</b>	
<b>(viii)</b>	<b>Traffic Management</b>	

(ix)	<b>Existing Network Utilities</b>	
(x)	<b>Existing Energy Generation Facilities</b>	
(xi)	<b>Undergrounding of Lines and Pipes</b> (1) All new lines, cables and pipes in the Residential, Commercial and Industrial Zones shall be constructed underground. (2) No new poles shall be erected in the Residential, Commercial and Industrial Zones, other than replacing existing poles.	<b>Not Applicable</b> The subject site is located within the Rural Zone.
(xii)	<b>Reinstatement</b> (1) That continuous vegetative cover shall be established over any natural ground surface disturbed for the construction, upgrade, maintenance or repair of any network utility.	<b>Will Comply</b> Any ground disturbed associated with the proposal that is not required to be utilised as hard stand area, will be revegetated in pastoral grasses as soon as practicable following completion of site works.
(xiii)	<b>Noise Limits</b> (1) Sound levels from network utilities within road reserve shall comply with the noise limits for the adjoining zone at any point within 1.5 metres of any façade of a building used for residential purposes. A façade correction of minus 3 dB shall apply in addition to the assessment provisions of NZS 6802:1991 "Assessment of Environmental Sound.	<b>Complies</b> The proposal only includes the addition of lines to existing power poles within the road reserve, which is not anticipated to result in noise emissions.
<b>21.1.25 Roads, Access, Parking &amp; Loading Areas</b>		
(a)	All new roads, intersections, access, parking and loading areas shall be provided in accordance with the provisions of Appendix 5 – Requirements for Roads, Access, Parking and Loading.	<b>Complies</b> Please refer to the Transportation Assessment, Appendix 11, for an assessment of the proposal against these standards.
(b)	<b>Access</b> (i) All sites and activities shall have safe and practicable vehicle access from a public road. All vehicle crossings and intersections shall be positioned and constructed in accordance with the standards in Appendix 5.	<b>Complies</b> Please refer to the Transportation Assessment, Appendix 11, for an assessment of the proposal against these standards.
(c)	<b>Parking and Loading</b> (i) <i>Provision of On-Site Parking and Loading</i> (1) Every activity shall provide off-street parking and loading for vehicles associated with the activity and vehicles expected to visit or be stored on the site in connection with the activity, in accordance with Table 21.1.25.1 below. (2) Where any activity is changed or any building erected or altered, sufficient vehicle parking and loading shall be provided to meet the demands generated	<b>Complies</b> Please refer to the Transportation Assessment, Appendix 11, for an assessment of the proposal against these standards.

	<p>by the altered activity or building, in accordance with Table 21.1.25.1 below.</p> <p>(3) On sites where there are multiple activities, and each activity requires vehicle parking in terms of this Plan, the total parking required shall be the combined total requirement for all activities.</p> <p>The Council will consider reducing parking requirements, where it is demonstrable that parking demands generated by each activity do not occur simultaneously and that operational hours or arrangements of those activities means shared parking will occur.</p> <p>(4) Loading bays and spaces may be counted as parking space(s) according to the number of parking spaces able to be accommodated.</p> <p><i>(ii) Number of Vehicle Parking Spaces</i></p> <p>(1) Where the calculation of required vehicle parking spaces results in a fraction of a whole space, any fraction less than or equal to one half shall be disregarded; and any fraction over one half shall count as one space.</p> <p>(2) The area of required spaces, access drives, or aisles provided within a building shall be excluded from the gross floor area (GFA) of the building.</p> <p>(3) Vehicle parking spaces shall be provided for activities in accordance with Table 21.1.25.1. If an activity is not listed, then the standard for the activity listed that is closest in nature to that proposed activity shall be applied.</p> <p>Parking requirements do not apply to temporary activities.</p> <p><i>(iii) Parking for the Disabled</i></p> <p>(1) Any activity shall provide parking for the disabled in accordance with NZS 4121:2001 Design for Access and Mobility – Buildings and Associated Facilities.</p> <p><i>(iv) Vehicle Access and Maneuvering Space</i></p> <p>(1) Each required vehicle park shall have practical access from a public road. Sufficient maneuvering space shall be provided to enable vehicles to enter and exit the site in a forward direction.</p> <p><b>Exception:</b></p>	
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	<p>The requirement to exit and enter a site in a forward direction shall not apply to a front lot in the Residential Zone where a garage is attached to a dwelling and that obtains access to a District Arterial, Collector or Local Road. This exception does not apply where access is obtained directly from the State Highway or a Strategic Arterial Road. Note: The hierarchy of roads is identified in Volume 2 of the Plan: Maps.</p> <p>(v) <i>Vehicle Parking Spaces and Access Aisles to Remain Clear</i></p> <p>(1) Dedicated vehicle parking space and access shall remain unobstructed by other activities and shall not be diminished by storage of goods or erection of any structure.</p> <p>(vi) <i>Design of Vehicle Parking and Loading Spaces</i></p> <p>(1) Every parking space shall be designed and constructed in accordance with AS/NZS 2890.1:2004 Parking Facilities.</p> <p>(2) Each required loading space shall be of usable shape and have a minimum length of 7.5 metres, minimum width of 3.5 metres, and minimum clear height of 4.5 metres. Sufficient manoeuvring space shall be provided to accommodate a 90 percentile two-axle truck. In the Commercial and Industrial Zones where articulated vehicles are to be used, the layout shall be designed to accommodate such vehicles.</p> <p>(vii) <i>Standards of Construction of Vehicle Parking Spaces</i></p> <p>(1) All required vehicle parking spaces and access aisles shall be formed, sealed and marked, and shall be provided with surface water drainage.</p>	
<b>21.1.26 Water Supply, Wastewater and Stormwater</b>		
(a)	<p>All new water systems, wastewater systems and stormwater systems shall be provided in accordance with NZS 4404:2004 “Land Development and Subdivision Engineering”.</p>	<p><b>Will Comply</b></p> <p>The proposed site office will be provided with water supply, ablutions facilities, and stormwater management that can be contained within the site, and in accordance with this standard.</p>
<b>21.1.27 Financial Contributions</b>		<p><b>Will Comply</b></p> <p>Should Council consider development contributions, these shall be paid in accordance with</p>

		Council's required calculation methodology.
<b>21.1.28 Aerodrome Protection</b>		
<b>(a)</b>	<b>Aerodrome Obstacle Limitation Surfaces</b> (i) No building, other structure, mast or tree shall be located in the Aerodrome Obstacle Limitation Surfaces so as to penetrate the 1:50 approach slopes, the transitional slopes or the horizontal surface. The Obstacle Limitation Surfaces are shown on the Planning Maps and defined in Appendix 11. They comprise land in the shape of a fan, located at the ends of the landing/takeoff strips and vertically below the take-off/approach slopes of the strips.	<b>Complies</b> The proposal does not include any building, other structure, mast, or tree that will be >5m. Therefore, the proposal will not penetrate the Obstacle Limitation Surface for the Aerodrome.
<b>(b)</b>	<b>Air Noise Boundaries</b> (i) Any additions or alterations to a habitable room of an existing noise sensitive activity within the Outer Air Noise Boundary (50 dBA) as shown on the Planning Maps shall be designed and constructed in compliance with one of the following...	<b>Not Applicable</b> The proposal does not include any noise sensitive activities.
<b>(c)</b>	A mechanical extractor fan ducted to the outside to serve any cooking hob, if such extractor fan is not already installed and in sound working order.	<b>Not Applicable</b> The proposal will not include any such extractor fans.
<b>21.2 Controlled Activities</b>		
<b>21.2.1 Network Utilities</b>		
<b>(a)</b>	Network utility structures (other than masts and poles) above ground not exceeding 4m <sup>2</sup> in gross floor area and/or 2m in height within legal road reserve.	<b>Not Applicable</b> The proposal does not include any structures within the road reserve.
<b>21.2.2 Hazardous Facilities</b>		<b>Not Applicable</b>
<b>21.2.3 Wetland Restoration and Enhancement</b>		The proposal does not include any of the identified activities
<b>21.2.4 Meteorological Structures</b>		
<b>21.4 Restricted Discretionary Activities</b>		
<b>21.4.1 Work Undertaken on a Notable Tree or Street Tree</b>		<b>Not Applicable</b> The proposal does not include any of the identified activities
<b>21.4.2 Indigenous Vegetation</b>		
<b>21.4.3 Structures in the Coastal Environment Management Area</b>		
<b>21.4.4 Earthworks in the Coastal Environmental Management Area</b>		
<b>21.4.5 Significant Waterbodies</b>		
<b>21.4.6 Motorised commercial recreation on the surface of freshwater</b>		
<b>21.4.7 Flood Hazard Area and Erosion Hazard Area</b>		
<b>21.4.8 Network Utility Structures within Road Reserve</b>		
<b>(a)</b>	Network utility masts, antennas, aerials, poles, lines and support structures within legal road that are not permitted or controlled activities.	<b>Not Applicable</b> The proposal does not include any masts, antennas, aerials, poles, lines, or support structures within

		the road reserve that are not a permitted activity.
<b>21.4.9 Buildings within 20m of a High Voltage Transmission Line</b>		
(a)	Any building within 20 metres of the centre line of a high voltage (110kV or more) transmission line (as shown on the Planning Maps).	<b>Complies</b> All of the high voltage transmission lines associated with the adjacent Masterton substation are located outside of the subject site and >20m from any of the proposed structures.
<b>21.4.10 Activities within Contaminated Land</b>		
(a)	Any activity (including site remediation or redevelopment) on Contaminated Land as listed in Appendix 3.1.	<b>Does Not Comply</b> The proposal includes activities on Contaminated Land as listed in Appendix 3.1. <b>Resource consent is therefore required as a Restricted Discretionary Activity under Rule 21.4.10(a).</b>
(b)	Any redevelopment (including the remediation) of any land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) in Appendix 3.2, except as provided for in Rules <u>Error! Reference source not found.</u> (b) and (c).	<b>Not Applicable</b> The proposal does not include activities on land previously used for an activity on the modified Wairarapa HAIL.
<b>21.4.11 Noise Sensitive Activities within Outer Air Noise Boundary</b>		<b>Not Applicable</b> The proposal does not include any of the identified activities
<b>21.4.12 Goat Farming</b>		
<b>21.4.13 Financial Contributions</b>		
<b>21.4.14 Roads, Access, Parking and Loading Areas</b>		
(a)	Any activity that does not comply with the requirements in Rule 21.1.25.	<b>Not Applicable</b> The proposal is compliant with all standards of Rule 21.1.25.
<b>21.4.15 Meteorological Structures</b>		<b>Not Applicable</b> The proposal does not include any of the identified activities
<b>21.4.16 Helicopter Landing Areas</b>		
<b>21.4.17 Water Supply, Wastewater and Stormwater</b>		
(a)	Any activity that does not comply with the requirements in Rule 21.1.26.	<b>Not Applicable</b> The proposal is compliant with the standards of Rule 21.1.26.
<b>21.6 Discretionary Activities</b>		
(a)	Any activity that does not comply with the standards for permitted activities or is otherwise not specified as a controlled, or restricted discretionary activity.	<b>Does Not Comply</b> The proposal does not comply with the permitted activity standard associated with Rule 21.1.24(iii) for Network Utilities and Energy Generation Facilities – Buildings. The proposal is also for an activity that is not otherwise specified as a



		controlled or restricted discretionary activity. <b>Resource consent is therefore required as a Discretionary Activity under Rule 21.6(a).</b>
(b)	Any earthworks or structures not complying with the permitted activity standards in any outstanding landscape listed in Appendix 1.1 Outstanding Landscapes.	<b>Not Applicable</b> The subject site does not include any of the identified features
(c)	Any modification, alteration, disturbance or destruction of any outstanding natural feature...	
(d)	Modification or damage to, or destruction of, or within, any Significant Natural Areas listed in Appendix 1.3.	
(e)	Any modification, alteration, disturbance or destruction of any archaeological site, geological site, waahi tapu, or area of significance to Tangata Whenua...	
(f)	Any alteration, addition, relocation, reconstruction, partial demolition or total demolition not complying with the permitted activity standards for any heritage item...	
(g)	The following activities within the Historic Heritage Precincts...	
(h)	Any repairs and maintenance in any Historic Heritage Precinct...	
(i)	Boarding kennels and catteries.	
(j)	Wind energy facilities.	
(k)	Any activity within the Greytown Future Development Area that is not consistent with the Structure Plan for this area.	<b>Not Applicable</b> The subject site is not located within the Greytown Future Development Area
(l)	Any activity involving the disturbance, removal, damage or destruction (“modification”) of a wetland, except for planting restoration and enhancement work provided for in Rules 21.1.7 and 21.2.3.	<b>Not Applicable</b> The proposal does not include the disturbance, removal, damage, or destruction of a wetland.
(m)	Development Concept Plan in a Future Development Area.	<b>Not Applicable</b> The proposal does not include any of the identified activities
(n)	Any hazardous facility where the total quantity of hazardous substances of any hazard classification on the site is in the range of the quantities for the relevant zone specified as a Discretionary Activity in the Hazardous Facilities Consent Status Table (Appendix 2), and the activity complies with the permitted activity performance standards in Rule 21.1.22 above.	
(o)	Any activity within a Future Development Area...	

<b>(p)</b>	Any helicopter landing area...	
<b>(q)</b>	Earthworks within the Foreshore Protection Area...	
<b>(r)</b>	The erection, placement, or conversion of a building for habitable use within the Flood Hazard Area or Erosion Hazard Area...	
<b>21.7 Non-Complying Activities</b>		
<b>(a)</b>	Relocation or demolition of any structure or building listed as a Category 1 item in Appendix 1.7 Heritage Items.	<b>Not Applicable</b> The proposal does not include any of the identified activities

### 3.0 MATTERS OF DISCRETION

Rule #	Matters of Discretion Text	Proposal
<b>Section 4: Rural Zone</b>		
<b>4.5.5(c)</b>	Discretion is restricted to the following matters: (i) Siting of any building; (ii) Design and location of the access; (iii) Location, size and effects of any signage; (iv) Amenity and visual effects; (v) Landscaping and screening; (vi) Noise generated by the activity; (vii) Changes in the type and amount of traffic; (viii) Effects of retail activities in the Rural Zone on the viability and vitality of the existing town centres of Masterton, Carterton Greytown, Martinborough and Featherston; (ix) Servicing and infrastructure requirements.	<b>Consistent</b> (i) All proposed buildings are >10m from all site boundaries; (ii) The site access is >200m from accesses to adjacent properties, and have clear sightlines in both directions; (iii) All signage will be erected in compliance with Council standards; (iv)-(v) Acceptable, refer Landscape Assessment, Appendix 7; (vi) Acceptable, refer Acoustic Assessment, Appendix 10; (vii) Acceptable, refer Transportation Assessment, Appendix 10; (viii) Not Applicable; (ix) Acceptable, refer Engineering Report, Appendix 13.
<b>Section 21: District Wide Land Use Rules</b>		
<b>4.10(a)</b>	Discretion is restricted to the following matters: (i) The nature and extent of the contamination; (ii) The risk posed by contaminants to public health and safety; (iii) Earthworks including any methods to control the release of contaminants into the environment; (iv) The suitability of the land for its proposed end use; and (v) The approach to the remediation and on-going management of the contaminated land and the	<b>Consistent</b> (i)-(ii) Outlined within PSI, Appendix 15; (iii) Will be addressed within DSI and RAP, to be provided following approval of resource consent; (iv) Outlined within PSI, Appendix 15; and (v) Will be addressed within DSI and RAP, to be provided following approval of resource consent, which will adhere to industry best practice and Council (District and Regional) requirements.

	mitigation measures (including monitoring) proposed to avoid adverse effects on public health, safety and the environment.	
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## 4.0 OBJECTIVES AND POLICIES

### 4.1. Zone Provisions

Objectives	Policies
<b>Section 4: Rural Zone</b>	
<p><b>Objective Rur1 – Protection of Rural Character &amp; Amenity</b> To maintain and enhance the amenity values of the Rural Zone, including natural character, as appropriate to the predominant land use and consequential environmental quality of different rural character areas within the Wairarapa.</p>	<p><b>Rur1 Policies</b></p> <ul style="list-style-type: none"> <li>(a) Identify areas within the Rural Zone where the predominant land use is primary production, which needs to operate and develop effectively – Rural (Primary Production) Zone.</li> <li>(b) Identify areas within the Rural Zone where the predominant land use is conservation management, and which are primarily managed by public agencies – Rural (Conservation) Zone.</li> <li>(c) Identify areas within the Rural Zone in which there are particular land use issues that require specific management approaches, including urban growth, flood hazards, and the operational requirements of key infrastructural facilities and intensive primary production activities – Rural (Special) Zone.</li> <li>(d) Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings, to ensure activities and buildings are consistent with the rural character, including an appropriate scale, density and level of environmental effects.</li> <li>(e) Manage subdivision, use and development in a manner which recognises the attributes that contribute to rural character, including:               <ul style="list-style-type: none"> <li>(i) Openness and predominance of vegetation</li> <li>(ii) Productive working landscape</li> <li>(iii) Varying forms, scale and separation of structures associated with primary production activities</li> <li>(iv) Ancillary living environment, with an overall low population density</li> <li>(v) Self-serviced allotments.</li> </ul> </li> </ul>
<p><b>Objective Rur2 – Provision for Primary Production and Other Activities</b> To enable primary production and other land uses to function efficiently and effectively in the Rural Zone, while the adverse effects are avoided,</p>	<p><b>Rur2 Policies</b></p> <ul style="list-style-type: none"> <li>(a) Provide for primary production activities as permitted activities in the Rural (Primary Production) Zone and Rural (Special) Zone, subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects of primary production activities without unreasonably affecting landowners’ ability to use their land productively.</li> <li>(b) Provide for other land uses as permitted activities in the Rural (Primary Production) Zone and Rural (Special) Zone, subject to</li> </ul>

<p>remedied, or mitigated to the extent reasonably practicable.</p>	<p>such environmental standards as necessary to avoid, remedy or mitigate any adverse effects.</p> <ul style="list-style-type: none"> <li>(c) Manage the establishment and operation of a range of other activities in the Rural Zone, such that their adverse effects on the environment are appropriately avoided, remedied or mitigated.</li> <li>(d) Ensure activities that are potentially sensitive to the adverse external effects of primary production and any other lawfully established activities, particularly those activities with significant external effects, are either appropriately sited, managed or restricted to avoid or mitigate these effects.</li> <li>(e) Ensure that new primary production and other activities that may have significant external adverse effects are appropriately sited from sensitive land uses or are otherwise controlled to avoid or mitigate such effects.</li> <li>(f) Provide interface controls on primary production and other activities that may have adverse effects on adjoining activities.</li> </ul>
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**Comments:**

*The subject site is located within the Rural (Special) Zone, how the proposal (renewable energy generation) is not specifically provided for or anticipated under this Zone. Council's GIS indicates that the purpose for this locality being zoned Rural (Special) is due to industrial developments within and adjacent to this area. Council's GIS also indicated the purpose of the Rural (Special) Zoning for this site is to protect the functions of the nearby Hood Aerodrome. Taking these reasons into consideration, together with the intended outcomes and uses for this Zone under these objectives and policies, it is considered that the nature and effects of the proposal is comparable to those anticipated.*

*The proposal will also enable the continued use of the site for land based primary production activities, as has been demonstrated within the Assessment Against NPS-HPL. Further, the proposal is not intended to occur over an indefinite period, with a finite operational period sought. Once that operational period has ended, the physical elements of the proposal will be decommissioned and removed from the site. This will enable the site to fully return to use for land based primary production activities, i.e. rural use.*

*The specialist reports provided in support of this application (Appendices 7 to 14) demonstrate how the proposal is an appropriate use for the site. Further, the specialist reports also outline how any potential adverse effects can be suitably avoided, remedied, or mitigated to a scale that is comparable to that associated with activities anticipated within this Zone.*

*The degree to which this proposal will result in effects that are anticipated for this Zone is reflected in the degree of compliance that this proposal has with the relevant rules and standards specific to the Rural Zone. The proposal results in only one exceedance, that for the extent of gross floor area associated with activities that are not for primary production purposes or for residential purposes. The proposal seeks to establish approximately 3,720m<sup>2</sup> of gross floor area for such unanticipated activities.*

*When this exceedance is considered as a percentage of the total site area (147ha), this equates to roughly 0.25% of the site area. Further, all of these structures will be no greater than the equivalent height of a single-storey building (approximately 4.5m), and setback at least 10m from all site boundaries. A large portion of these structures are located within a part of the site occupied by the battery energy storage systems (BESS), substation facilities, transformers and other key electrical plant. The other structures are scattered throughout the site, in the form of inverter units and pairs of 30,000L water tanks.*

*There will also be mitigation planting provided adjacent to where the proposed BESS and associated electrical plant are to be located. It is considered that this planting, once fully established, will be an*

*appropriate means of screening the visual and character effects of this area of structures to a level that is appropriate for this locality – a rural character that has a strong influence from industrial development.*

*Overall, for the reasons outlined above, it is considered that the proposal will result in effects and outcomes that are comparable to those of activities that are anticipated for within this Rural (Special) Zone.*

#### 4.2. District-Wide Provisions

Objectives	Policies
<b>Section 8: Tangata Whenua</b>	
<p><b>Objective TW1 – Recognition of Values &amp; Traditional Relationships</b> To recognise and provide for the cultural values and relationship of Tangata Whenua in managing the natural and physical resources and the effects of activities, while taking into account the principles of the Treaty of Waitangi.</p>	<p><b>TW1 Policies</b></p> <ul style="list-style-type: none"> <li>(a) Recognise Tangata Whenua values and provide for Tangata Whenua to maintain and enhance their traditional relationship with the natural environment.</li> <li>(b) Have particular regard to the exercise of kaitiakitanga by Tangata Whenua in the management of activities and resources.</li> <li>(c) Protect waahi tapu, sites of cultural importance and other taonga.</li> </ul>
<p><b>Comments:</b> <i>The subject site is not identified as including any areas of significance to mana whenua, including ancestral lands, water sites, waahi tapu or other taonga. Consultation with mana whenua, both Ngāti Kahungunu ki Wairarapa and Rangitāne o Wairarapa as the recognised mana whenua for this site, in relation to this proposal is ongoing. All indications to-date from both mana whenua have been that they are either supportive, or at least do not oppose the proposal. The Applicant continues to engage with and will seek to incorporate into the proposal as much as practicable the recommendations that the mana whenua for this site make in exercising their kaitiakitanga over this whenua.</i> <i>To the best of the author’s humble ability to comment on, as a pakeha and as someone who does not represent either mana whenua or whakapapa back to either mana whenua, it is considered that this proposal will achieve outcomes regarding tangata whenua that are consistent with those sought under these objectives and policies.</i></p>	
<b>Section 9: Landscape</b>	
<p><b>Objective Lan1 – Outstanding Landscape &amp; Natural Features</b> To identify and protect the Wairarapa’s outstanding landscapes and natural features from the adverse effects of inappropriate subdivision, use and development.</p>	<p><b>Lan1 Policies</b></p> <ul style="list-style-type: none"> <li>(a) Comprehensively and consistently identify and assess the outstanding landscapes and natural features within the Wairarapa.</li> <li>(b) Manage the effects of activities with the potential to adversely affect the attributes and values of outstanding landscapes and natural features.</li> <li>(c) Protect the particular attributes and values of outstanding landscapes and natural features from inappropriate development, with any adverse effects on those attributes and values being avoided, remedied or mitigated.</li> </ul>

	<ul style="list-style-type: none"> <li>(d) Encourage new development to be located and designed in a way that protects the attributes and values of the Wairarapa’s outstanding landscapes and natural features.</li> <li>(e) Increase public awareness of landscape values and their importance, and encourage the community and landowners to support protection of the Wairarapa’s outstanding landscapes and natural features.</li> <li>(f) Provide support and incentives as appropriate to landowners in the protection of outstanding landscapes and natural features.</li> <li>(g) Ensure subdivision and development is managed by having regard to the adverse effects on the landscape values of the site and locality.</li> </ul>
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**Comments:**

*The subject site is not identified in any planning documents as being located within or adjacent to any areas of outstanding landscapes or natural features. However, notwithstanding this, a Landscape Assessment has been prepared in relation to this proposal (Appendix 7), which considers that the proposal will not impact on the attributes and values of any identified outstanding landscapes or natural features that are located within the broader context of this site.*

*The Landscape Assessment has also considered the potential impact of the proposal on the visual access of such outstanding landscapes or natural features (such as the nearby Ruahine Ranges) for neighbouring properties. There will be a minimal loss to the total extent of these features visible from several of the adjacent properties. The scale of this loss has been determined to be less than that retained, thus the overall nature of the features visible from these sites is still retained. As is noted within the Landscape Assessment, the RMA does not protect access to views beyond any identified viewshafts. In this instance, there are no viewshafts identified for the Ranges in this locality that the proposal could be considered against.*

*Therefore, it is considered that the proposal achieves the outcomes in relation to landscape that these objectives and policies anticipate for this locality.*

**Section 11: Indigenous Biodiversity**

<p><b>Objective Bio1 – Biological Diversity</b></p> <p>To maintain and enhance the biological diversity of indigenous species and habitats within the Wairarapa.</p>	<p><b>Bio1 Policies</b></p> <ul style="list-style-type: none"> <li>(a) Coordinate with other agencies and organisations in identifying risks, requirements, opportunities and effective methods for protecting and enhancing Wairarapa’s biodiversity.</li> <li>(b) Collaborate with other agencies and organisations in undertaking joint initiatives and in supporting landowners’ initiatives in the protection and enhancement of biodiversity.</li> <li>(c) Control the further destruction or irreversible modification of areas of indigenous vegetation or habitats where there may be significant biodiversity value.</li> <li>(d) Protect the ecological integrity of areas of indigenous vegetation or habitat of significant biodiversity value.</li> <li>(e) Support and encourage the protection of natural habitats on private land, including restoring and protecting linkages and ecological corridors.</li> <li>(f) Increase public awareness of the natural values within the Wairarapa, and encourage community support for the protection and conservation of the Wairarapa’s biodiversity.</li> <li>(g) Restrict the farming of goats near areas of significant indigenous vegetation and significant habitats of indigenous fauna to protect their natural values.</li> </ul>
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	(h) Avoid, remedy or mitigate the adverse effects to indigenous wildlife and indigenous ecosystems that result from the use, development or subdivision of a site.
<p><b>Objective Bio2 – Significant Vegetation and Habitats</b></p> <p>To protect the areas of significant indigenous vegetation and significant habitats of indigenous fauna within the Wairarapa.</p>	<p><b>Bio2 Policies</b></p> <p>(a) Identify those areas that are habitats comprising significant indigenous vegetation or significant habitats of indigenous fauna in the Wairarapa.</p> <p>(b) Control the further destruction or irreversible modification of significant areas of indigenous vegetation or significant habitats of indigenous fauna to protect their ecological integrity.</p> <p>(c) Ensure that adverse effects on the values of Significant Natural Areas are avoided, remedied or mitigated.</p> <p>(d) Provide for conservation lots to be created during land subdivision to protect Significant Natural Areas.</p> <p>(e) Increase public awareness of the location and importance of significant indigenous habitats and species within the Wairarapa.</p> <p>(f) Provide or facilitate as appropriate support for landowners' efforts to protect and manage Significant Natural Areas.</p>
<p><b>Comments:</b></p> <p><i>The subject site is not identified as being an area of significant indigenous vegetation or significant habitats of indigenous fauna. Despite this, an Ecological Assessment has been undertaken (Appendix 12) in relation to this proposal. As a result of this assessment, a number of areas of potential indigenous fauna habitat were found. This includes potential bat roosts within the larger trees within the site, which may also be used by native bird species for nesting. The assessment also found potential skink habitats within several mounds of stones within the site and within several areas of coarse scrub vegetation.</i></p> <p><i>The Ecological Assessment includes a number of recommendations to avoid or mitigate the proposal's impact on the identified indigenous fauna. This includes ensuring that all trees that are proposed to be trimmed that could also provide bat roosts are confirmed to be clear of bats in the days immediately prior to trimming, in accordance with Department of Conservation protocol for disturbance of bat habitat. It also includes undertaking tree trimming works outside of the key nesting season for birds. With regards to any proposed disturbance of habitat for native skinks, detailed surveys of each of the habitats immediately prior to any disturbance of those habitats, combined with relocation of any found specimens, was recommended. This is in accordance with herpetology disturbance and handling requirements administered by the Department of Conservation.</i></p> <p><i>There were also a few indigenous trees found within the site, although these were all kanuka trees, which these specimens do not meet the criteria for protection under the District Plan.</i></p> <p><i>Overall, it is considered that, through implementation of these recommendations, the proposal will result in effects on indigenous vegetation and habitats for indigenous fauna will be less than minor, and consistent with those sought under these objectives and policies.</i></p>	
<p><b>Section 12: Freshwater Environment</b></p>	
<p><b>Objective Fwe1 – Environmental Quality</b></p> <p>To maintain or enhance the environmental quality of the Wairarapa's rivers, lakes, wetlands and groundwater by managing the detrimental effects of</p>	<p><b>Fwe1 Policies</b></p> <p>(a) Manage the design, location and scale of subdivision and/or land development and use adjoining waterbodies so it retains the special qualities and natural character of waterbodies.</p> <p>(b) Encourage and support innovative land uses and development that retain or enhance the special qualities of freshwater environments.</p>

<p>development and activities.</p>	<ul style="list-style-type: none"> <li>(c) Ensure that adverse cumulative effects of subdivision, land use and development on the freshwater environment are avoided, remedied or mitigated.</li> <li>(d) Working with the Regional Council to manage subdivision, land use and development to minimise adverse effects on freshwater environments, including rivers, lakes, wetlands and ground water.</li> <li>(e) To enhance the quality of degraded freshwater environments in collaboration with the Regional Council and stakeholders.</li> <li>(f) Encourage the development or maintenance of planted waterbody margins.</li> <li>(g) Promote a strategic approach to the management of rivers, lakes, wetlands and their margins and catchments, particularly by using management plans for areas with significant environmental issues that require a collaborative approach with other organisations.</li> <li>(h) Support cooperative relationships with landowners, communities and key stakeholders in managing freshwater environments – for example, environmental care groups.</li> <li>(i) Adopt a cautious approach to new subdivision and development in areas of significant natural character, special value to iwi/hapu, or with special environmental quality.</li> <li>(j) Provide esplanade reserves, esplanade strips or access strips along waterbodies as appropriate to the relevant circumstances, with priority given to the formation of a connected series of esplanade reserves/strips of a minimum width of 20m along the margins of the Wairarapa’s significant waterbodies.</li> <li>(k) Prevent structures on waterbodies and their margins unless they are an accepted or essential part of the waterbody environment (for example, culverts, bridges or stock crossings, maimais and flood defence systems).</li> </ul>
<p><b>Objective Fwe2 – Public Access &amp; Enjoyment</b> To facilitate public access to and enjoyment of the Wairarapa’s rivers, lakes and wetlands and their margins in a manner that preserves their natural character and the property rights of adjoining landowners.</p>	<p><b>Fwe2 Policies</b></p> <ul style="list-style-type: none"> <li>(a) Recognise and provide for existing recreational activities in lakes, rivers, wetlands and their margins that do not cause detrimental effects on freshwater environments.</li> <li>(b) Control activities that could have an adverse effect on people’s use and enjoyment of the freshwater environment.</li> <li>(c) Prioritise the needs for legal public access to areas of significant value.</li> <li>(d) Require esplanade reserves and esplanade strips along rivers, lakes and wetlands of significant value, and as appropriate along the margins of other waterbodies.</li> <li>(e) Manage the potential for reverse sensitivity to arise when land use and development occurs in close proximity to areas of public recreation and vice versa.</li> </ul>
<p><b>Comments:</b> <i>An open water race that forms part of the East Taratahi water race scheme is located within the site, which also meets the definition under the Regional Plan for a river. Further, the Ecological Assessment (Appendix 12) identified several areas of natural inland wetlands within the subject site. Therefore, the Ecological Assessment includes an assessment of the ecological values and impacts of the proposal on each of these freshwater bodies.</i></p>	



Because of the regular maintenance activities undertaken by Council on this river to ensure its functionality as a water race is protected, there are limited freshwater ecological values identified within this water race. The construction of three new culverts within this river, that will incorporate fish passage into the design, is proposed.

With regards to the natural inland wetlands that were identified as part of the Ecological Assessment, the proposal seeks to ensure that there are no works undertaken within any of these wetlands. Further, the proposal will not alter the drainage into or from any of these wetlands. The 10m setback from all site boundaries that forms part of the proposed development has been applied to these wetlands. This ensures that only fencing, landscape planting, and access tracks are located within 10m of the wetlands. These will be undertaken in a manner so as to ensure that the current ecological values of these wetlands are not altered.

The proposed development also includes the establishment of a number of impervious surfaces, including buildings and hardstand areas. The management of stormwater runoff from these areas is outlined within the Stormwater Management Plan (Appendix 14). These measures will ensure that the stormwater from the development is managed in a manner that will not result in contamination, from suspended sediments or other potential contaminants, of these freshwater bodies.

The proposed site works to be undertaken during the construction phase of this development will include the implementation of sediment and erosion control measures. These measures are outlined within the Engineering Report (Appendix 13). It is intended that they will avoid sedimentation or erosion affecting either the water race or the wetlands.

Overall, through the implementation of all of the recommendations within the Ecological Assessment, Civil Engineering Design, and Stormwater Management Assessment, the proposal will ensure that the freshwater bodies within the subject site are afforded the level of protection anticipated under these objectives and policies.

**Section 15: Hazardous Substances**

<b>Objective</b>	<b>Haz2</b>	<b>–</b>	<b>Haz2 Policies</b>
<b>Contaminated Land</b>	To ensure	when	(a) Require landowners to undertake contaminant removal and appropriate disposal from known contaminated land, or treatment to contain the contaminant where the wider environment may be adversely affected.
	contaminated land is subdivided	and/or	(b) Update the list of known contaminated land, as reliable information becomes available.
	redeveloped	that	(c) Control new activities on contaminated land to ensure any potential adverse effects arising from the contamination are avoided, remedied or mitigated, in coordination with the Regional Council.
	adverse effects of the land’s contamination on the environment and future uses of the land are avoided or remedied.		(d) Recognise that some historical uses of land may have resulted in land contamination and the redevelopment of this land needs to be controlled.

**Comments:**

The subject site is identified as including contaminated land associated with historic activities. The proposed development of the subject site is supported by a Preliminary Site Investigation (PSI) (Appendix 15). The proposal will also be supported by additional reports that will be prepared following approval of the relevant resource consents, in the form of a Detailed Site Investigation (DSI) and Remediation Action Plan (RAP). The PSI has been prepared by, and both of these pending documents will be prepared by, a suitably qualified and experienced professional (SQEP), in accordance with Regional Council and NES-CS requirements for such assessments.

The proposal is not intended to include the use of hazardous substances. The Ministry for the Environment has the Hazardous Activities and Industries List (HAIL), which identifies potential sources of contamination and hazardous substances. Relevant to this proposal, the HAIL includes substation

and switchyard facilities, both of which are included in this proposal. This HAIL inclusion is associated with a number of potential sources of hazardous substances in substations and switchyards, predominantly polychlorinated biphenyls (PCBs), mercury and lubricating oils. The use of PCBs in substation and switchyard plant was predominantly in plant imported between 1940s to 1970s. The proposal will not include use of any substation plant of this era. The use of mercury in switchyard gear has occurred from the 1920's to present. The detailed design of the proposal will include measures to prevent contamination of the soils from potential spillage of such materials within the proposal. The use of lubricating oils in substations and switchyards has occurred from the 1880's to present. Similar to the proposed management of mercury within the detailed design of the proposal, the management of lubricating oils to prevent contamination of soils from the potential spillage of such materials will be outlined at that point in the process.

Overall, it is considered that the proposal will include means to avoid, remedy, and mitigate the potential adverse effects associated with the historic contamination of the site, and from the potential sources of hazardous substances in the current proposal so that the outcomes achieved are consistent with those anticipated under these objectives and policies.

**Section 16: Network Utilities And Energy**

<p><b>Objective NUE1 – Management of Network Utilities</b></p> <p>To enable the efficient development, maintenance and operation of network utilities, while avoiding, remedying or mitigating adverse effects on the environment.</p>	<p><b>NUE1 Policies</b></p> <ul style="list-style-type: none"> <li>(a) Controls on subdivision and land development as needed to avoid, remedy or mitigate the adverse effects of new development on the efficient operation of network utilities.</li> <li>(b) Establish environmental standards that set an appropriate weight on avoiding, remedying or mitigating the adverse effects on the environment while taking into account the technical and operational requirements of network utilities and their importance to the efficient functioning of the Wairarapa.</li> <li>(c) Ensure the operation, establishment, maintenance or upgrading of network utilities does not compromise community health and safety.</li> <li>(d) Avoid, remedy or mitigate any adverse effects of network utilities on the amenity and character of the Wairarapa environment, particularly outstanding landscapes and natural features.</li> <li>(e) Encourage network utility operators to locate their infrastructure within road corridors and underground cables, lines and pipes in urban areas, and as practicable, underground cables, lines and pipes in rural areas.</li> <li>(f) Encourage network utility operators to avoid, remedy or mitigate adverse environmental effects by co-siting or sharing facilities where technically and economically practicable.</li> <li>(g) Recognise the technical and operational requirements of network utilities and the benefits they provide to the wellbeing of the Wairarapa when assessing resource consent applications.</li> </ul>
<p><b>Objective NUE2 – Energy Generation and Efficiency</b></p> <p>To move the Wairarapa towards a sustainable energy future by encouraging energy efficiency and the generation of energy from renewable sources.</p>	<p><b>NUE2 Policies</b></p> <ul style="list-style-type: none"> <li>(a) Encourage energy efficiency through conservation and efficient energy use.</li> <li>(b) Recognise the local, regional and national benefits to be derived from renewable energy generation.</li> <li>(c) Recognise and manage appropriate development of the Wairarapa's significant potential renewable energy resource.</li> </ul>

	<ul style="list-style-type: none"> <li>(d) Provide for renewable energy generation while, as far as practicable, avoiding, remedying or mitigating the adverse effects, particularly of large scale and/or prominent facilities.</li> <li>(e) Recognise and promote the use of environmental management codes of practice and best practice methods in energy generation, distribution and use.</li> <li>(f) Recognise the technical and operational requirements of energy generation and distribution and its benefits to the wellbeing of the Wairarapa when setting and implementing appropriate environmental standards to avoid, remedy or mitigate the adverse effects on the environment and when assessing applications for resource consent.</li> <li>(g) Manage subdivision and land use activities to avoid adverse effects on the efficient operation of established energy generation facilities.</li> </ul>
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**Comments:**

*This proposal seeks to contribute towards a sustainable energy future for the District, through the provision of energy from a renewable source. It also seeks to balance that positive outcome against the potential adverse effects associated with the activity through implementing a number of measures that have been recommended by specialists (Appendices 7 to 14) to avoid, remedy and mitigate those adverse effects to an appropriate level. Overall, it is considered that the proposal will achieve outcomes associated with energy generation that are anticipated under these objectives and policies.*

**Section 17: Transportation**

**Objective TT1 – Managing the Road Network**

To maintain the safe and efficient operation and development of the road network from the adverse effects of land use while maintaining the network’s ability to service the current and future needs of the Wairarapa.

**TT1 Policies**

- (a) Identify and manage a hierarchy of roads within the Wairarapa to ensure that the function of each role is recognised and protected in the management of subdivision and land use.
- (b) Establish controls and standards on land use and subdivision to avoid, remedy or mitigate any effects of the land use on the safe and efficient functioning and operation of the road network, including loading, parking and maneuvering.
- (c) Establish controls and standards on new intersections and access points onto roads to avoid, remedy or mitigate any adverse effects on the roads’ safe and efficient functioning.
- (d) Promote knowledge and understanding of good roading and access design.
- (e) Support and encourage the safe provision of non-vehicular forms of transport within the road network, including cycling and walking.
- (f) Ensure a coordinated approach to addressing capacity and safety issues within the road network, working with New Zealand Transport Agency in relation to State Highways.
- (g) Protect natural, amenity and landscape values from the effects of new, reconstructed and upgraded transport infrastructure.

**Comments:**

*A Transportation Assessment has been prepared in support of this application (Appendix 11) to consider the potential transportation effects associated with the proposal. It considers that the proposed site access is in an appropriate location so as to not adversely impact upon the safe and efficient function of the surrounding road network, nor interfere with access to adjacent properties.*

*The Transportation Assessment also considers the potential impact of the construction phase of the proposal on the safe and efficient operation of the public roading network. It considers that the number and type of vehicle movements are readily accommodated into the current network. Further, it does not consider that the number or type of vehicle movements will adversely impact on the safety of operation of the surrounding road network.*

*Overall, it is considered that the proposal will result in transportation effects that align with those anticipated under these objectives and policies.*

**Section 18: Subdivision, Land Development & Urban Growth**

**Objective SLD1 – Effects of Subdivision & Land Development**

To ensure subdivision and land development maintains and enhances the character, amenity, natural and visual qualities of the Wairarapa, and protects the efficient and effective operation of land uses and physical resources.

**SLD1 Policies**

- (a) Manage subdivision and land development in a manner that is appropriate for the character and qualities of the environmental zone in which it is located, while recognising that such change may alter the character and qualities.
- (b) Provide subdivision...
- (c) Provide flexible subdivision...
- (d) Set minimum allotment sizes...
- (e) Provide for higher density subdivision and development in the Residential Zone around community focus points, such as the central business districts and main transport links, and to ensure the design and quality of proposed buildings and site development maintains or enhances neighbourhood character, residential amenity values and the efficient functioning of infrastructure and roads.
- (f) Limit the intensity of subdivision and land development in those rural parts of the Wairarapa in which significant intensification may have adverse effects on the risks from natural hazards, the operational requirements of key infrastructural and land use assets, water supply catchments, and the growth of urban areas.
- (g) To provide for the subdivision of rural land...
- (h) Allotments below the minimum standards in the Rural Zone...
- (i) Protect the quality, character and values of the Wairarapa’s rural environment from the cumulative effects of intensification by limiting subdivision...
- (j) In the Rural Coastal Environment Management Area...
- (k) To provide for subdivision...
- (l) Ensure that subdivision and land development adjoining State Highways other arterial roads and the Wairarapa railway, avoid, remedy or mitigate any adverse effects on the safe and efficient operation of the roading and networks.
- (m) Manage the intensity of development along strategic arterial roads to reduce the cumulative adverse effects on the safe and efficient functioning of such links, particularly from ribbon development.
- (n) To support the use of integrated and innovative subdivision design...

**Objective SLD2 – Effects of Servicing Requirements**

To ensure that subdivision and land development is

**SLD2 Policies**

- (a) Ensure adequate infrastructure is provided by the subdivider/developer to allow new activities and development to connect to wastewater and water reticulation where adequate capacity exists to meet the needs of the development.

<p>appropriately serviced to provide for the likely or anticipated use of the land.</p>	<ul style="list-style-type: none"> <li>(b) Ensure that urban areas...</li> <li>(c) Avoid, remedy or mitigate any adverse effects resulting from stormwater discharges.</li> <li>(d) Ensure that owners of unserviced lots...</li> <li>(e) Promote infrastructure and servicing design solutions for development that avoids, remedies or mitigates significant adverse environmental effects on natural and physical resources, ecosystems, and amenity values (for example water bodies).</li> <li>(f) Ensure subdivision and development in the Waingawa Industrial Area provides infrastructure to meet the short and long term needs for the anticipated land uses.</li> </ul>
<p><b>Objective SLD3 – Sustainable Infrastructure Development</b> To maintain sustainable and efficient public infrastructure that meets the additional demand generated by development and subdivision, while avoiding, remedying or mitigating adverse effects on the environment.</p>	<p><b>SLD3 Policies</b></p> <ul style="list-style-type: none"> <li>(a) Require an equitable contribution from developers where new connections to the Councils’ water supply or wastewater disposal services will contribute to a future need for upgrades or extensions to the services.</li> <li>(b) Require a contribution where an activity necessitates road upgrading to avoid, remedy, or mitigate adverse effects on the road or the wider environment.</li> <li>(c) In the Waingawa Industrial Area, contributions are required to fairly and equitably share the significant infrastructure costs required to meet the area’s long-term servicing and access requirements.</li> </ul>
<p><b>Comments:</b> <i>The proposed development does not include any form of subdivision. As outlined within the application and the specialist reports that support it (Appendices 7 to 14), the proposed development will be suitably serviced, and will not adversely affect the character of this special rural area. Any development contributions that are required in accordance with Council’s relevant financial and development contributions policies as a result of the proposed development will be paid. Therefore, it is considered that the proposal will be consistent with these objectives and policies.</i></p>	
<p><b>Section 19: General Amenity Values</b></p>	
<p><b>Objective GAV1 – General Amenity Values</b> To maintain and enhance those general amenity values which make the Wairarapa a pleasant place in which to live and work, or visit.</p>	<p><b>GAV1 Policies</b></p> <ul style="list-style-type: none"> <li>(a) Recognise that temporary activities generally have a minor effect on amenity due to their short duration, provided that some limitations are imposed as necessary to avoid significant, albeit short-term, effects.</li> <li>(b) Control the levels of noise, based on existing ambient noise and accepted standards for noise generation and receipt.</li> <li>(c) Manage the interface of different environmental zones to protect the sensitive zones from more noisy areas.</li> <li>(d) Ensure vibrations occurring through the use of equipment or machinery does not cause adverse effects on the comfort of occupants of adjacent properties.</li> <li>(e) Manage the intensity, location and direction of artificial lighting to avoid light spill and glare onto adjoining sites and roads, and to protect the clarity and brightness of the night sky.</li> <li>(f) Manage activities with unacceptable visual effects on amenity values, in accordance with the qualities of each environmental</li> </ul>

	<p>zone. As a guide to determining if an activity has unacceptable visual effects, consideration will be given to other policies relevant to a particular activity or environmental zone.</p> <ul style="list-style-type: none"> <li>(g) Manage the levels of odour and dust by avoiding inappropriate odours and dust from adversely affecting sensitive activities on adjoining properties.</li> <li>(h) Avoid, remedy or mitigate the potential effects of subdivision and development on street trees.</li> <li>(i) Allow for activities undertaken on either reserve land which are consistent with the Reserve Management Plan for that reserve where one exists, or on public land dedicated for community, recreational, sporting, educational, cultural, festive, and ceremonial or gala/market day purposes.</li> </ul>
<p><b>Comments:</b>  <i>The proposal seeks to ensure that there are acceptable amenity (visual and acoustic) effects on the receiving environment associated with the development. It is considered that implementation of the proposed mitigation measures within the Landscape Assessment (Appendix 7) and Acoustic Assessment (Appendix 10) will address these matters. Therefore, the proposal is considered to result in amenity effects that are consistent with those anticipated under these objectives and policies.</i></p>	