



APPENDIX 17 PROPOSED DISTRICT PLAN ASSESSMENT



PROPOSED 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
Address	3954A State Highway 2, Waingawa
Legal Description and Title	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 (WN638/13) Lot 1 DP 3447 (WN248/15) Pt Lot 4 DP 2099 (WN213/272)
Proposal Description	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
Relevant District Council	Carterton District Council
Relevant District Plan	Proposed Combined Wairarapa District Plan
Zone	GRUZ – General Rural Zone
Precincts and Overlays	State Highway noise boundary Airport obstacle limitation surface – Masterton Airport (Hood Aerodrome) Air noise contour – 50dBA Ldn Highly productive land – Class 3
Provisions with Immediate Legal Effect	These provisions are indicated with the use of standard text. Provisions that do not have immediate legal effects are indicated by <i>italicised</i> text within the two lefthand columns in the tables below.

2.0 RULES

2.1. Part 3 – Area Specific Matters

Rule #	Rule Text	Proposal
GRUZ – General Rural Zone		
GRUZ-R1	<i>Buildings and structures, including construction, additions, and alterations</i>	
1.	<i>Activity status: Permitted</i> <i>Where:</i> <i>a. Compliance is achieved with:</i> <i>i. GRUZ-S1;</i> <i>ii. GRUZ-S2;</i> <i>iii. GRUZ-S3; and</i> <i>iv. GRUZ-S7.</i>	Complies i. Complies; ii. Complies; iii. Complies; and iv. Will comply As noted in relation to the listed standards below.
GRUZ-R2	<i>Demolition or removal of buildings and structures</i>	Not Applicable The proposal does not include the stated activities.
GRUZ-R3	<i>Relocatable buildings (excluding any building that is not to be used as a residential unit)</i>	

GRUZ-R4	Seasonal worker accommodation	
GRUZ-R5	Primary production (excluding quarrying activities, intensive primary production, and rural industry)	Complies No increase to existing primary production activities is proposed.
GRUZ-R6	Agricultural aviation	Not Applicable The proposal does not include the stated activities.
GRUZ-R7	Residential visitor accommodation (excluding visitor accommodation)	
GRUZ-R8	Residential activities	
GRUZ-R9	Intensive primary production	
GRUZ-R10	Conservation activities	
GRUZ-R11	Rural produce retail	
GRUZ-R12	Quarrying activities	
GRUZ-R13	Papakāinga	
GRUZ-R14	Motorised outdoor recreation activities	
GRUZ-R15	Visitor accommodation (excluding residential visitor accommodation)	
GRUZ-R16	Rural industry	
GRUZ-R17	Commercial boarding of cats, dogs, and other domestic pets	
GRUZ-R18	Commercial and industrial activities not otherwise provided for	
GRUZ-R19	Any activity not otherwise listed in this chapter	
1.	Activity status: Discretionary	Applies The proposal includes the establishment of an activity that is not otherwise listed in this chapter.
Standards		
GRUZ-S1	Maximum height	
1.	The maximum height of any building or structure shall be: a. 10m above ground level for any residential unit; b. 15m above ground level for any frost protection fan; and c. 12m above ground level for all other buildings and structures.	Complies a. N/A – no residential buildings are proposed; b. N/A – no frost protection fans are proposed; and c. The highest structure proposed will be <5m high
GRUZ-S2	Maximum height in relation to boundary	
1.	3m height at the boundary with a 45° recession plane on all side and rear boundaries.	Complies All buildings will be within the stated height recession plane.
GRUZ-S3	Minimum setbacks	
1.	Buildings or structures must not be located within: a. 10m of any front road boundary of sealed roads; b. 10m of any other boundary;	Complies a. >10m from boundary of sealed roads; b. >10m from any other boundary;

	<ul style="list-style-type: none"> c. 25m of any front boundary of unsealed roads; d. 25m of any significant waterbody; and e. 10m of any surface waterbody. 	<ul style="list-style-type: none"> c. N/A – the site does not adjoin any unsealed roads; d. N/A – the site does not adjoin any significant waterbody; and e. >10m from any surface waterbody.
2.	<i>Residential units must also not be located within...</i>	Not Applicable The proposal does not include the stated activity.
	<p><i>Exceptions to boundary setbacks:</i></p> <ul style="list-style-type: none"> 3. <i>Rainwater tanks with a diameter not exceeding 3.5m and height above ground level not exceeding 3m.</i> 4. <i>GRUZ-S3(1)(b) and GRUZ-S3(1)(c) do not apply to buildings and structures used for rural produce retail.</i> 5. <i>For sites less than 4,500m², accessory buildings may be located up to 1.5m from the side and rear of the boundaries.</i> <p><i>This standard GRUZ-S3 does not apply to:</i></p> <ul style="list-style-type: none"> 1. <i>Bridges and river crossings.</i> 2. <i>Fences.</i> 3. <i>Water intake, pump shed, and any associated water conveyance infrastructure.</i> 	Noted None of the stated exemptions are relevant to the subject site or proposal.
GRUZ-S4	Number of residential units...	Not Applicable The proposal does not include any of the stated activities.
GRUZ-S5	Intensive primary production...	
GRUZ-S6	Transport requirements for rural produce retail	
GRUZ-S7	On-site services	
1.	<i>All water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of wastewater in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.</i>	Will Comply 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 these standards. All proposed buildings will comply with FENZ standards and recommendations.
2.	<i>Any wastewater that is to be disposed to ground from any on-site servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</i>	
3.	<i>All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</i>	
GRUZ-S8	Relocatable buildings...	Not Applicable The proposal does not include the stated activity.

2.2. Part 2 – District Wide Matters

Rule #	Rule Text	Proposal
Strategic Direction		Not Applicable This is a policy-only section
ENG – Energy		
ENG-R1	Installation, maintenance, repair, upgrade, and removal of new utility equipment for investigating a site for suitability for a renewable electricity generation activity	
All Zones 1.	Activity status: Permitted Where: a. Compliance is achieved with: i. ENG-S1.	Not Applicable Standard ENG-S1 does not apply to this proposal.
ENG-R2	Operation, maintenance, repair, and removal of existing renewable electricity generation activities	Not Applicable The proposal does not include any of the stated activities.
ENG-R3	Small-scale renewable electricity generation activities, including operation, maintenance, repair, and upgrade	
ENG-R4	Community-scale renewable electricity generation (solar), including operation, maintenance, repair, and upgrade	
ENG-R5	Community-scale renewable electricity generation (wind), including operation, maintenance, repair, and upgrade	
ENG-R6	Large-scale renewable electricity generation activities or upgrade of existing large-scale renewable electricity generation activities	
General Rural Zone 1.	Activity status: Discretionary.	Applies The proposal includes the establishment of a large-scale renewable energy generation activity.
ENG-R7	Renewable electricity generation activities not otherwise provided for	Not Applicable The proposal does not include any of the stated activities.
ENG-R8	Non-renewable electricity generation activities	
Standards		
ENG-S1	Investigations...	Not Applicable The proposal does not include any of the stated activities.
ENG-S2	Community-scale solar electricity generation	
ENG-S3	Community-scale wind turbine requirements	
ENG-S4 All Zones	Maximum height and setbacks Except as required by standards ENG-S2 and ENG-S3, buildings and structures comply with the building height, setback, and height in relation to boundary standards for the underlying zone.	Complies As outlined above for Rule GRUZ-R1(1), this proposal is compliant with all of the stated standards.
ENG-S5 All Zones	Light Activities must meet the light standards in LIGHT.	Complies Please refer to the LIGHT standards assessment below.

ENG-S6 All Zones	Noise <i>Activities must meet the noise standards in NOISE</i>	Complies Please refer to the NOISE standards assessment below.
NU – Network Utilities		Not Applicable The proposal does not include establishing any network utilities structures or undertaking any works within the National Grid Yard. Any such works to enable the connection of the proposal within the Masterton Substation will be subject to a separate application, should one be required.
TR – Transport		
TR-R1	Construction, alteration, maintenance, and repair of accessways, vehicle crossings, parking, and loading areas	
All zones 1.	<i>Activity status: Permitted</i> <i>Where:</i> <i>a. Compliance is achieved with TR-S1 - TR-S28;</i> <i>i. There is no new vehicle crossing onto a State Highway; and</i> <i>ii. All sites and activities have legal and physical access to and from a road.</i>	Does Not Comply <i>a. The proposal is compliant with all standards except for TR-S16(5).</i> <i>i. There is no new vehicle crossing onto a State Highway proposed; and</i> <i>ii. All activities have legal and physical access to and from a road.</i>
All zones 2.	<i>Activity status: Restricted discretionary</i> <i>Where:</i> <i>a. Compliance is not achieved with TR-R1(1).</i>	Applies The proposal is not compliant with TR-R1(1).
TR-R2	Construction, alteration, maintenance, and repair of the transport network	Not Applicable The proposal does not include any of the stated activities.
TR-R3	Construction of roads, vehicle crossings, and accessways in close proximity to a railway	
TR-R4	Buildings and other visual obstructions within the restart or approach sightline areas of railway crossings as shown in the shaded areas of Figure TR-1 and Figure TR-2	
TR-R5	High Traffic Generating Activities	
TR-R6	Buildings, structures, masts, or trees in Aerodrome Obstacle Limitation Surface	
All zones 1.	<i>Activity status: Permitted</i> <i>Where:</i> <i>a. Any building, structure, mast, or tree does not penetrate the Aerodrome Obstacle Limitation Surfaces 1:50 approach slopes, the transitional slopes, or the horizontal surface.</i>	Complies The proposal does not include any building, structure, mast, or tree that will be >5m, and therefore will not penetrate the Aerodrome Obstacle Limitation Surface.

TR-R7		Any activity not otherwise listed in this chapter
All zones 1.	Activity status: Permitted Where: a. Compliance is achieved with TR-S1 - TR-S28.	Not Applicable The proposal does not include any activity not otherwise listed in this chapter.
Standards		Does Not Comply Please refer to the Transportation Assessment, Appendix 11, for detail in relation to these standards. The proposal is compliant with all of the relevant standards of this chapter except for TRP-S16(5), as the proposal does not include provision of the required 1 accessible parking bay.
CL – Contaminated Land		Not Applicable This is a policy-only section.
HAZ – Hazardous Substances		Not Applicable The proposal does not include any such substances.
NH – Natural Hazards		Not Applicable The subject site is not identified as being affected by any of the stated features.
HH – Historic Heritage		
TREE – Notable Trees		
SASM – Sites and Areas of Significance to Māori		
ECO – Ecosystems and Indigenous Biodiversity		
ECO-R1	Modification of indigenous vegetation within a Significant Natural Area	Not Applicable The subject site is not identified as including a Significant Natural Area.
ECO-R2	Modification of indigenous vegetation outside of a Significant Natural Area	
ECO-R3	Keeping of goats	Not Applicable The proposal does not include the stated activity.
Standards		
ECO-S1	Modification of indigenous vegetation 1. Indigenous vegetation is not within 20m of a natural inland wetland; 2. The indigenous vegetation is kanuka, manuka, or tauhinu; and 3. Any other indigenous vegetation species where: a. the vegetation height is less than 4m and trunk diameter is less than 30cm as measured 1.4m above ground; and b. all other cases, there is no more than 10% of the total area of vegetation and no more than 200m ² of vegetation is modified in any 5-year period.	Complies 1. The indigenous vegetation to be modified by this proposal is >20m of a natural inland wetland; 2. The indigenous vegetation to be modified by this proposal is all kanuka; 3. N/A – there are no other indigenous vegetation species to be modified by this proposal.

ECO-S2	Fencing requirements for the keeping of goats	Not Applicable The proposal does not include the stated activity.
NATC – Natural Character		
NATC-R1	Earthworks within 25m of a Significant Waterbody	Not Applicable The subject site is not within 25m of a Significant Waterbody.
NATC-R2	Modification of vegetation and associated earthworks within 25m of a Significant Waterbody	
NFL – Natural Features and Landscapes		Not Applicable The subject site is not located within or adjacent to any Outstanding Natural Features and Landscapes or Special Amenity Landscapes
PA – Public Access		Not Applicable The subject site is not located adjoining any features that require enabling of public access.
SUB - Subdivision		Not Applicable The proposal does not include any subdivision activities.
FC – Financial Contributions		Will Comply Should Council consider that this development is subject to requirements for financial contributions, these will be complied with.
ASW – Activities on the Surface of Water		Not Applicable The proposal does not include any activities on the surface of water.
CE – Coastal Environment		Not Applicable The subject site is not located within or adjacent to the coastal environment.
LIGHT – Light		
LIGHT-R1	Outdoor artificial light and glare	
All Zones	Activity status: Permitted	Complies i. Complies; ii. N/A; and iii. N/A.
1.	Where: a. Compliance is achieved with: i. LIGHT-S1; ii. LIGHT-S2; and iii. LIGHT-S3.	
Standards		
LIGHT-S1	Standards for outdoor artificial light and glare 1. A maximum artificial light level of 8 lux (lumens per square metre) measured at	Complies Please refer to the Landscape, Assessment, Appendix 7. The

	<p>1.5m above ground level at the site boundary.</p> <p>2. All outdoor lighting shall have a colour temperature of light emitted of 3000K Kelvin or lower.</p> <p>3. All outdoor lighting with a light output of 500 lamp lumens or greater shall be shielded or tilted so as to not emit any light at or above a horizontal plane measured at the light source.</p> <p>Exception: The provisions do not apply to specific types of activities or lighting which have a functional need or operational need, such as navigational aids and vehicle lights.</p> <p>Note: The standards for light must be measured and assessed in accordance with Standards AS 4282-2019 Control of the Obtrusive Effects of Outdoor Lighting.</p>	proposal has been modelled to be compliant with the relevant standards.
LIGHT-S2	Outdoor sports lighting	Not Applicable The proposal does not include the stated activities.
LIGHT-S3	Road lighting	
NOISE – Noise		
NOISE-R1	Emission of noise (not otherwise provided for in this chapter)	
All Zones 1.	<p>Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. NOISE-S1;</p> <p>ii. NOISE-S2;</p> <p>iii. NOISE-S3; and</p> <p>iv. NOISE-S4.</p>	Complies i. Complies; ii. Complies; iii. N/A; and iv. N/A.
NOISE-R2	Emission of noise from construction, maintenance, and demolition activities	
All Zones 1.	<p>Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. NOISE-S2.</p>	Complies As noted below, the proposal will be compliant with NOISE-S2.
NOISE-R3	Emission of noise from airblasts	Not Applicable The proposal does not include any of the stated activities.
NOISE-R4	Emission of noise from bird scaring devices	
NOISE-R5	Emission of noise from frost protection devices	
NOISE-R6	Emission of noise from domestic wind turbines	
NOISE-R7	Emission of noise from large-scale renewable electricity generation activities (wind)	
NOISE-R8	Emission of noise from helicopter landing areas	
NOISE-R9	Emission of noise from helicopter operations at 145 Chester Road, Carterton	

NOISE-R10	Emission of noise from temporary activities (not including temporary military training activities)	
NOISE-R11	Emission of noise from temporary military training activities	
NOISE-R12	New buildings, change of use of existing buildings, and additions to existing buildings to be occupied by a noise sensitive activity in Commercial and Mixed Use Zones and General Industrial Zones	
NOISE-R13	New buildings or additions to existing buildings to be occupied by a noise sensitive activity located within the State Highway Noise Boundary as shown on the planning maps	
NOISE-R14	Noise sensitive activities within Hood Aerodrome Air Noise Boundaries	
NOISE-R15	Noise sensitive activities within the Chester Road Air Noise Boundary	
Standards		
NOISE-S1 Rural Zones and Future Urban Zone	<p>Maximum noise levels in Zones</p> <p>3. Noise emitted from any activity within a Rural Zone or Future Urban Zone shall not exceed the following noise limits at any point within the notional boundary of any noise sensitive activity on any other site within a Rural Zone or Future Urban Zone, or at any point within the boundary of any other site within a Residential Zone or Māori Purpose Zone:</p> <ul style="list-style-type: none"> a. Daytime (7.00am to 7.00pm): 55 dB LAeq(15min); b. Evening: (7.00pm to 10.00pm): 50 dB LAeq(15min); c. Night time: (10.00pm to 7.00am): 45 dB LAeq(15min); and d. Night time: (10.00pm to 7.00am): 70 dB LMax. <p>All sound levels shall be measured in accordance with NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics - Environmental Sound.</p>	Complies Please refer to the Acoustic Assessment, Appendix 10 for an assessment of the proposal against these standards.
All Zones		
NOISE-S2 Construction	<p>Maximum noise levels for specified activities</p> <p>1. Construction noise shall be measured, assessed, managed, and controlled in accordance with the requirements of New Zealand Standard NZS 6803:2008 Acoustics - Construction Noise.</p>	Complies Please refer to the Acoustic Assessment, Appendix 10 for an assessment of the proposal against these standards.

NOISE-S3	Noise insulation standards for noise sensitive activities in Zones	Not Applicable The subject site is not located within any of the stated areas.
NOISE-S4	Noise insulation standards for noise sensitive activities in specified areas	
SIGN – Signs		Will Comply 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: <ul style="list-style-type: none"> • Construction (site safety and traffic management) and project information signage; and • Operational (traffic management / site entrance) and site identification signage. All signs will be compliant with the relevant standards of this rule.
TEMP – Temporary Activities		Not Applicable The proposal does not include any temporary activities.

3.0 OBJECTIVES AND POLICIES

3.1. Part 3 – Area Specific Matters

Objectives and Policies
GRUZ – General Rural Zone
GRUZ-O1 – Purpose of the General Rural Zone The General Rural Zone is used primarily for primary production, activities that support primary production, and other activities that have a functional need or operational need to be located within the General Rural Zone.
GRUZ-O2 – Rural character The predominant character of the General Rural Zone are maintained and enhanced, which include: <ol style="list-style-type: none"> areas of viticulture, crops, pasture, forestry (indigenous and plantation), and the presence of a large number of farmed animals; sparsely developed landscape with open space between buildings that are predominantly used for agricultural, pastoral and horticultural activities (e.g. barns and sheds), low density rural living (e.g. farmhouses, seasonal worker accommodation, and a small degree of rural lifestyle), and community activities (e.g. rural halls, domains, and schools); a range of noises, smells, light overspill, and traffic, often on a cyclic and seasonal basis, generated from the production, manufacture, processing and/or transportation of raw materials derived from primary production and ancillary activities; interspersed existing rural industry facilities associated with the use of the land for intensive primary production, quarrying activities, and cleanfills; and

- e. the presence of rural infrastructure, including rural roads, state highways, the National Grid and the on-site disposal of wastewater, and a general lack of urban infrastructure, such as street lighting, solid fences, and footpaths.

GRUZ-03 – Provision for primary production

The productive land and resources of the General Rural Zone support a range of primary production oriented and resource dependent activities.

GRUZ-04 – Enable compatible activities

Primary production activities are enabled, and other activities that have a functional need or operational need to be located within the General Rural Zone are enabled where they are not incompatible with primary production activities.

GRUZ-05 Reverse sensitivity

Sensitive activities are designed and located to avoid or mitigate reverse sensitivity effects and incompatibility with primary production, other land uses activities and key transport corridors in the General Rural Zone.

GRUZ-07 Protection of highly productive land and other land with special characteristics

Recognise and protect:

- a. highly productive land; and
- b. land that utilises the finite combination of climate and soil characteristics which make it suitable for high value crops including viticulture, orchards and olives.

GRUZ-P1 – Compatible activities

- a. Enable primary production activities that are compatible with the purpose, character, and amenity values of the General Rural Zone.
- b. Provide for other activities that have a functional need or operational need to be located in the General Rural Zone that are not incompatible with primary production.
- c. Provide for rural lifestyle development in appropriate locations where GRUZ-P1(a) and GRUZ-P1(b) are enabled or provided for.

GRUZ-P2 – Incompatible activities

Avoid activities and development that:

- a. are incompatible with the purpose, character, and amenity of the General Rural Zone;
- b. will result in fragmentation of land and the productive potential of land; or
- c. will result in reverse sensitivity effects and/or conflict with permitted activities in the General Rural Zone including primary production and ancillary activities.

GRUZ-P3 – Rural character

Provide for subdivision, use, and development where it does not compromise the purpose, character, and amenity of the General Rural Zone, by:

- a. enabling and promoting openness and predominance of vegetation;
- b. enabling and promoting a productive working landscape;
- c. enabling primary production and ancillary activities;
- d. providing for varying forms, scale, and separation of structures associated with primary production activities;
- e. managing the density and location of residential development;
- f. ensuring allotments can be self-serviced;
- g. retaining a clear delineation and contrast between the Wairarapa’s rural areas and urban

<p>areas; and</p> <p>h. avoiding, remedying, or mitigating reverse sensitivity effects.</p>
<p>GRUZ-P6 – Reverse sensitivity</p> <p>Avoid or mitigate the potential for reverse sensitivity effects by:</p> <p>a. avoiding the establishment of any new sensitive activity near existing intensive primary production, primary production activities, waste management facilities, quarrying activities, and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities;</p> <p>b. managing potential reverse sensitivity effects caused by the establishment of new sensitive activities near other primary production activities, including through the use of setbacks and separation distances;</p> <p>c. ensuring adequate separation distances between existing sensitive activities and new intensive primary production activities, quarrying activities, and rural industry; and</p> <p>d. avoiding quarry, landfill, cleanfill area, and mining activities in proximity to urban areas where the amenity values of urban environments would be diminished.</p>
<p>GRUZ-P9 – Highly productive land</p> <p>Avoid subdivision, use and development of highly productive land, except as provided in the National Policy Statement for Highly Productive Land.</p>
<p>Comments:</p> <p><i>The proposal has been sited to ensure that it has minimal impact on incompatible activities, such as the adjacent Waingawa industrial area and the nearby Masterton substation. The site has a modified rural character, with these various activities located adjacent to it. The proposed development will be in-keeping with the nature of the surrounding area. The proposal will also be decommissioned at the end of the 40-year lease. Which will return the sense of rural character to the area.</i></p> <p><i>The proposal will include land-based primary production activities (sheep grazing) for the duration of the proposal, and the site will be reinstated to its prior state at the end of the proposal's 40-year lease of the subject site.</i></p> <p><i>Overall, the proposal is considered to achieve rural zone outcomes that are consistent with those anticipated under these objectives and policies.</i></p>

3.2. Part 2 – District Wide Matters

<p>Objectives and Policies</p>
<p>ENG – Energy</p>
<p>ENG-O1 – Benefits of renewable electricity generation</p> <p>The significant local, regional, and national benefits of renewable electricity generation are recognised and provided for.</p>
<p>ENG-O2 – Adverse effects of renewable electricity generation</p> <p>Renewable electricity generation activities are designed and located to minimise adverse effects on communities and the environment while recognising their operational or locational constraints.</p>
<p>ENG-O3 – Energy generation and efficiency</p> <p>To move the Wairarapa towards a low emission economy through the efficient use of energy efficiency and generation of electricity from renewable sources in the Wairarapa.</p>
<p>ENG-P4 – Large-scale renewable electricity generation activities</p> <p>Provide for large-scale renewable electricity generation activities where effects are appropriately managed, by having regard to:</p> <p>a. benefits of large-scale renewable electricity generation;</p> <p>b. any locational, technical, or operational constraints;</p> <p>c. transport and infrastructure capacity to accommodate the activity;</p>

- d. earthworks and construction effects;
- e. the design and site layout of the activity and its ability to internalise effects;
- f. potential adverse effects from the activity, including traffic generation, visual, light, safety, and noise;
- g. whether there is adequate separation from sensitive activities to ensure adverse effects, including potential adverse reverse sensitivity effects, are minimised;
- h. cumulative effects from multiple renewable electricity generation activities;
- i. potential for adverse effects on natural features and landscapes, waterbodies, indigenous biodiversity, historic heritage, and sites of significance to Māori;
- j. potential effects on the productive capacity of the land, including the ability to protect the productive capacity of highly productive land;
- k. consideration of long-term management and responsibilities for the development; and
- l. any adaptive management measures proposed.

ENG-P5 – Reverse sensitivity

Manage subdivision and land use activities to avoid adverse effects on the efficient operation of established renewable electricity generation facilities.

ENG-P6 – Operation, maintenance, repair, removal and upgrade of renewable electricity generation activities

Enable the operation, maintenance, repair and removal of existing renewable electricity generation and provide for the upgrade of renewable electricity generation where the effects are appropriately managed.

Comments:

The proposal is considered to be a large-scale renewable energy generation activity. The proposal has been sited so that minimal earthworks are required as the subject site is already an appropriate contour for the development. All of the adverse effects from the proposal will be no more than minor beyond the extent of the subject site.

The proposal will result in vehicle movement numbers that are easily absorbed by the surrounding public roading network, and will not result in any adverse road safety effects.

The proposal has also been sited so that the least compatible aspects of the proposal (predominantly the noise from the BESS and substation area) is located over 200m from the nearest sensitive activity – dwellings.

The potential for the proposal to contribute towards cumulative effects in this locality is largely mitigated due to the capacity limitations of the Masterton substation. It has capacity to only accommodate electricity generation from approximately two projects of that proposed in this application. Similar developments within the District would need to occur adjacent to other national or local network grid connection points that have sufficient capacity, of which there are limited alternatives available.

The proposal will include land-based primary production activities (sheep grazing) for the duration of the proposal, and the site will be reinstated to its prior state at the end of the proposal’s 40-year lease of the subject site. These will ensure that impacts on productive capacity of the highly productive land within the site are not adversely impacted by the proposal.

Overall, it is considered that the adverse effects of establishing a large-scale renewable energy development as is proposed will be consistent with those anticipated under these objectives and policies.

NU – Network Utilities

NU-O1 – Benefits of network utilities

The benefits of effective, efficient, resilient, and safe network utilities are recognised and provided for.

NU-O2 – Adverse effects of network utilities

The adverse effects of network utilities on the environment are avoided, remedied, or mitigated, while recognising:

- a. the functional need and operational need of network utilities; and
- b. that positive effects of network utilities may be realised locally, regionally, or nationally.

NU-O3 – Adverse effects on network utilities

The safe function and operation of network utilities is protected from the adverse effects, including reverse sensitivity effects, of incompatible subdivision, use, and development.

NU-O4 – National Grid

Subdivision, use, and development is managed to avoid reverse sensitivity effects on the National Grid and ensure that the operation, maintenance, repair, upgrading, and development of the National Grid is not compromised.

NU-P1 – Recognising the benefits of network utilities

Recognise the benefits of network utilities by:

- a. enabling the operation, maintenance, repair, minor upgrading or removal of existing network utilities throughout the district;
- b. enabling investigation, monitoring, and navigation activities associated with network utility operations throughout the district;
- c. providing for substantial upgrades to, and the development of new, network utilities; and
- d. providing for the functions and responsibilities of network utilities as lifeline utilities during an emergency.

NU-P2 – Network utilities, land use, subdivision, development, and urban growth

Encourage the coordination of network utilities planning and delivery with land use, subdivision, development, and urban growth so that future land use and network utilities are integrated, safe, efficient, and aligned.

NU-P4 – Managing adverse effects of network utilities

Manage the adverse effects of network utilities, including effects on natural and physical resources, amenity values, sensitive activities, and the health, safety, and wellbeing of people and communities by:

- a. controlling the height, bulk, and location of network utilities;
- b. requiring compliance with recognised standards or guidelines for the potential adverse effects of noise, vibration, radiofrequency fields, and electric and magnetic fields;
- c. requiring the undergrounding of new network utilities in urban areas unless there are technological or operational constraints, or natural or physical features that make underground placement impractical or unreasonable;
- d. encouraging the undergrounding of new and existing network utilities in all other areas;
- e. mitigating adverse visual effects through landscaping and/or the use of recessive colours and finishes, where possible; and
- f. requiring network utilities to adopt sensitive design to integrate network utilities within the site, existing built form and/or landscape, and to maintain the character and amenity of the surrounding area.

NU-P6 – National Grid

Manage subdivision, use, and development near the National Grid to:

- a. avoid the establishment or expansion of sensitive activities;
- b. ensure that the safe and efficient operation, maintenance, repair, upgrading, removal, and development of the National Grid is not compromised; and
- c. ensure that reverse sensitivity effects on the National Grid are avoided.

Comments:

The proposed development will need to connection to the national grid to enable the renewable electricity generated within the site to connect to end users. It will also be needed for the BESS to

optimise any surplus energy generation within the site and within the national grid for returning to the network when demand is at its peak. The detail of the connection to the substation is yet to be finalised, but will likely be underground, located within the road reserve of Cornwall Road. The effects of this connection will be limited to short periods while the trenching and conduits etc are installed towards the end of the construction period, and during any subsequent maintenance activities.

There is minimal other network utility infrastructure associated with the proposal, and these will all be of a scale and nature comparable to other built forms anticipated within the rural environment. Overall, it is considered that the proposal will result in network utility outcomes that are consistent with those anticipated under these objectives and policies.

TR – Transport

TR-O1 – Well-connected, integrated, safe, and accessible transport network

The transport network is a well-connected, integrated, safe, and accessible system that:

- a. meets and is responsive to current and future needs;
- b. is efficient and effective in transporting people, goods, and services by all transport modes;
- c. supports healthy and liveable communities with a variety of transport options that are accessible;
- d. integrates with subdivision, land use, and development;
- e. supports transport mode options to increase the use and accessibility of public transport, walking, and cycling and reduces dependency on private motor vehicles where that is, or can be made, practicable and safe; and
- f. enables emergency service vehicles to respond to emergency call outs effectively and efficiently.

TR-O3 – Effects of activities on the transport network

The safe, effective, and efficient operation of the transport network is not compromised or constrained by incompatible land use, subdivision, and development, including High Traffic Generating Activities.

TR-P4 – On-site facilities

Require on-site facilities including loading, parking, manoeuvring and vehicle, pedestrian, and cycle access to meet minimum standards, or where these are not met, ensure they are appropriate for the demands of the activities and development carried out on the site and avoids, remedies, or mitigates any adverse effects on the safe, effective, and efficient functioning of the transport network.

TR-P5 – Transport network connections

Require development (new or changes to existing lawfully established activities) to meet minimum standards when connecting to road, cycling, pedestrian, and public transport corridors, or where these are not met, ensure development avoids, remedies, or mitigates any adverse effects on the safe, effective, and efficient functioning of the transport network and provides a safe, suitable, legal, and practicable access to and from a transport corridor.

Hood Aerodrome

TR-P9 – Protection of Hood Aerodrome

Protect the operation of Hood Aerodrome and other key air transport facilities from the potential adverse effects created by the proximity of nearby sensitive land use activities.

Comments:

The proposal will be compliant with all relevant Transportation rules and standards under the PDP. The proposal will result in vehicle movement numbers that are easily absorbed by the surrounding public roading network, and will not result in any adverse road safety effects.

With regards to the potential for the proposal to impact on the operation of the nearby Hood Aerodrome, a Glint and Glare Analyses of the proposal was undertaken (Appendix 8), which included glint and glare modelling for the various approach paths for the Aerodrome. The modelling

is based on the FAA (USA) standards, as these are built into the software, and no such standards exist specific to NZ. While the document doesn't assess the effects of the modelling, it does note that the modelling only shows limited periods, daily, where a part of the proposal may result in glint and glare effects for one of the approach paths. This effect is proposed to be mitigated through the manipulation of the software for tracking the panels to following the sun during the day. The manufacturer of the tracking software has confirmed that it can be programmed to avoid problematic angles within specific parts of the development, thus avoiding the effect. Overall, it is considered that the proposal will result in transportation effects that are consistent with those anticipated under the relevant objectives and policies.

CL – Contaminated Land

CL-O1 – Identification and management of contaminated land

Contaminated land is identified and managed so that it is safe for human health and its intended use.

CL-P1 – Identification of contaminated land and potentially contaminated land

Identify contaminated land or potentially contaminated land by:

- a. Working with Greater Wellington Regional Council to maintain the Selected Land Use Register; and
- b. Requiring the investigation of contaminant risks for sites with a history of activities on the Hazardous Activities and Industries List prior to subdivision, change of use, or disturbance.

CL-P2 – Management of contaminated land

Manage the subdivision, change of use, or disturbance of contaminated land to ensure it is safe for human health by:

- 1. Encouraging a best practice approach to site management for sites with elevated contaminant levels, which may include remediation, containment, and/or disposal of contaminated soil; and
- 2. Ensuring the land is suitable for its intended use.

Comments:

A PSI has been prepared in relation to the known contamination history that affects part of the subject site. As a result of the findings of the PSI, a DSI is to be undertaken to gain a clearer understanding of the extent and nature of the contamination. A RAP will also be prepared to ensure that any soil disturbance within the area of contamination does not result in contaminants potentially entering ground or surface water, or becoming airborne.

As a result of this contamination management strategy, which has been broadly agreed to by the Greater Wellington Regional Council, it is considered that the contamination effects of the proposal are consistent with those anticipated under the relevant objective and policies.

ECO – Ecosystems and Indigenous Biodiversity

ECO-O1 – Indigenous biodiversity

The biological diversity of indigenous species and habitats within the Wairarapa is maintained and enhanced, or restored where degraded.

ECO-P7 Appropriate modification of other indigenous vegetation

Provide for the modification of vegetation outside of habitats comprising significant indigenous vegetation or significant habitats of indigenous fauna where:

- a. the indigenous vegetation is kanuka, manuka, or tauhinu;
- b. other indigenous vegetation where loss of mature indigenous vegetation is minimised;
- c. timber is for reasonable personal use of up to 50m³ over any 10-year period;
- d. modification is undertaken in accordance with an approval under Part IIIA of the Forests Act 1949;
- e. the naturally occurring indigenous vegetation has grown under the canopy of a plantation forest or as a consequence of the harvesting of plantation forest;

- f. the plantation forestry and other vegetation has been planted and managed for horticulture or agriculture purposes;
- g. necessary for the avoidance of imminent danger to human life or property;
- h. activities are carried out subject to and in accordance with any specific covenants or other legal agreements entered into with the District Council, or Greater Wellington Regional Council, or Department of Conservation, or QEII Trust; and
- i. it is necessary for the construction or maintenance of a firebreak.

ECO-P8 Management of effects on other indigenous vegetation

Manage the modification of indigenous vegetation outside of habitats comprising significant indigenous vegetation or significant habitats of indigenous fauna to ensure any adverse effects on the biological diversity of indigenous species and habitats are avoided, remedied, or mitigated, considering:

- a. the significance and values of the vegetation and habitat;
- b. the extent of modification, including measures to avoid or minimise the loss, damage, or disruption to ecological processes, functions, and integrity of the vegetation and habitat; and
- c. the effects of the modification on the significance and values of the vegetation and habitat, including potential cumulative effects.

ECO-P9 Support and encourage protection and restoration of natural habitats on private land

Support and encourage the protection of natural habitats on private land, including restoring and protecting linkages and ecological corridors.

Comments:

The proposal is supported by an Ecological Assessment (Appendix 12), which identifies all ecological features on the subject site, assesses the potential effects of the proposal on those ecological features, and makes suitable recommendations to mitigation any adverse effects. It is considered that, through accepting and adopting all recommendations made within the Ecological Assessment (as outlined within the Proposed Conditions of Consent, Appendix 21), the proposal provides suitable management of the ecological features, and therefore achieves ecological outcomes that are consistent with those sought under the relevant objectives and policies.

NATC – Natural Character

NATC-O1 – Preserve and enhance natural character

The natural character of the Wairarapa's rivers, lakes, and natural inland wetlands and their margins is preserved, and enhanced where appropriate, and protected from inappropriate subdivision, use, and development.

NATC-P1 Retain special qualities and natural character of surface waterbodies

Manage the design, location, and scale of subdivision, use, and development adjoining surface waterbodies so they preserve the special qualities and natural character of surface waterbodies.

NATC-P2 Restoration and enhancement

Provide for and encourage the restoration and/or enhancement of the natural character of surface waterbodies and their margins.

NATC-P5 Buildings and structures

Discourage buildings and structures within 10m of surface waterbodies within the General Rural Zone, 5m of any surface waterbody in any other zone, and 25m of Significant Waterbodies across all zones and only allow buildings and structures within these setbacks where:

- a. there is a functional need or operational need for their location within the setback;
- b. the location, intensity, scale, design, and form of the building or structure preserves natural character values; and
- c. any potential cumulative effects on natural character values are minimised.

Comments:

The proposal is supported by a Landscape Assessment (Appendix 7), which includes consideration of the natural character of the receiving environment for the proposal and recommended mitigation measures to address the potential effects on adjacent properties. The Landscape Assessment found that, subject to implementation of the recommended mitigation measures (which is sought through the Proposed Conditions of Consent, Appendix 21), there would be limited effect on the natural character of the surrounding area.

The proposal does not include any structures within 10m of any surface waterbody on or adjoining the site. There are three culverts on the Taratahi water race / Waikoukou Stream, which are considered necessary for maintenance of the site and safe and efficient manoeuvring of fire appliances within the site. The potential effects of the proposed culverts on the water race with regards to natural character are likely to be negligible, due to the location of the culverts (well within the site), and the nature of these structures.

Overall, it is considered that the proposal will achieve natural character outcomes that are consistent with those sought under the relevant objectives and policies.

LIGHT – Light

LIGHT-O1 The role of artificial light and effects on amenity values

To maintain and enhance amenity values that make the Wairarapa a pleasant place in which to live, work, and visit, by managing use of artificial light.

LIGHT-P1 Avoid light spill and glare on adjoining sites and roads

Manage the intensity, location, and direction of artificial lighting to minimise light spill and glare onto adjoining sites and roads.

LIGHT-P3 Effects of artificial light on amenity values are compatible with the receiving zone

Manage activities with unacceptable visual effects from artificial light on amenity values, in accordance with the qualities of each environmental zone.

LIGHT-P4 Role of artificial lighting

Provide for appropriate levels of artificial lighting to enable the safe and efficient undertaking of outdoor activities, including night time working, recreation, and entertainment.

Comments:

While the proposal does not include any artificial light sources, the proposed solar panels have the potential to generate glint and glare effects, which are captured by the rules and standards associated with these objectives and policies. The Landscape Assessment (Appendix 7) includes analysis of the potential glint and glare effects of the proposal on the receiving environment.

The Landscape Assessment included recommendations of mitigation by manipulating the angles of two key areas of the development, to avoid glare effects for passing road users on a section of Hughes Line and users of Approach Path 6 of Hood Aerodrome at particular hours of day.

Subject to the implementation of these mitigation measures, as is outlined within the Proposed Conditions of Consent (Appendix 21), it is considered that the proposal will achieve light outcomes consistent with those sought under the relevant objectives and policies.

NOISE – Noise

NOISE-O1 Noise generation

The benefits of activities that generate noise are recognised, where the adverse effects from noise are compatible with the anticipated purpose, character, and amenity values of the relevant zone(s) and do not compromise public health, safety, and wellbeing of people and communities.

NOISE-O2 Reverse sensitivity

The function and operation of existing and permitted noise generating activities are not compromised by reverse sensitivity effects from noise sensitive activities.

NOISE-P1 Enable noise-generating activities in appropriate areas

Enable the generation of noise from activities that:

- a. maintain the predominant character and amenity values of the receiving environment by controlling the types of activities and levels of noise permitted in each zone; and
- b. do not compromise the health, safety, and wellbeing of people and communities.

NOISE-P2 Ensure noise effects from activities are compatible with the existing environment

Provide for other activities that generate noise, where these avoid, remedy, or mitigate any adverse effects, having regard to:

- a. the extent to which it avoids conflict with existing noise sensitive activities;
- b. whether the level of effects is compatible with the character and amenity of the location and adjacent established activities and their operation;
- c. the compatibility of the noise with other noises generated from permitted zone activities, and other activities not controlled by the Plan, within the receiving zone;
- d. the degree to which the noise breaches the permitted noise standards for the receiving zone(s);
- e. whether adverse effects can be internalised to the site where the noise is generated and the extent to which they can be minimised at site boundaries;
- f. the frequency, intensity, duration, and offensiveness of the noise generated;
- g. any adverse effects on the health, safety, and wellbeing of people and communities within the surrounding area, including sleep disturbance and annoyance;
- h. whether the activity adopts the best practicable option to avoid, remedy, or mitigate adverse effects and the appropriateness of potential mitigation measures to control and monitor the noise levels in addition or as alternatives to the best practicable option through noise management plans or other methods; and
- i. potential positive effects associated with the activity which is generating the noise that has a functional need to occur in that location.

NOISE-P3 Minimise noise effects from construction activities

Minimise the adverse effects of noise from construction activities on the amenity values of the surrounding area, having regard to:

- a. the sensitivity of the receiving environment;
- b. the proposed duration and daily work hours of the construction activities; and
- c. whether compliance with permitted noise standards can be practically achieved in consideration of site, topographical, and other constraints.

NOISE-P5 Protect the operation of Hood Aerodrome from reverse sensitivity effects

Protect the operation of Hood Aerodrome and other key air transport facilities from the potential adverse effects created by the proximity of nearby sensitive land use activities.

NOISE-P8 Noise effects from the rural environment

The use of noisy equipment that has a limited duration and frequency (in particular, audible bird scaring devices and frost protection devices, and harvesters) that supports agricultural production in the rural environment is enabled by exempting these activities from noise limits, subject to reasonable use.

Comments:

The proposal includes a number of elements that generate noise, as well as the proposed construction of the development. The Acoustic Assessment (Appendix 10) found that, when operational, the proposal will not result in adverse noise effects on any existing adjacent dwellings. With regards to potential noise effects during construction, there is a potential for one adjoining dwelling to be adversely affected. The Acoustic Assessment includes a number of mitigation measures that are considered to suitably mitigate these effects to within reasonable levels. These mitigation measures are accepted and adopted as part of this application, as outlined within the Proposed Conditions of Consent (Appendix 21).

Overall, it is considered that the proposal will result in noise effects that are consistent with those anticipated under the relevant objectives and policies.

<p>SIGN – Signs</p>
<p>SIGN-O1 Transport safety, character, amenity values, and heritage Signs positively contribute to the social, cultural, and economic wellbeing of the community without compromising transport safety, character, amenity values, or heritage values.</p>
<p>SIGN-P2 Character and amenity Maintain the predominant existing or anticipated character and amenity of each zone by controlling the type, scale, height, form, and placement of signs that are permitted in each zone.</p>
<p>SIGN-P5 Signs consistent with purpose, character, and amenity values of the zone Allow signs where they are consistent with the purpose, character, and amenity values of the zone, and:</p> <ul style="list-style-type: none"> a. do not compromise the character and amenity values of any adjacent zones; b. maintain public health and safety, including the safe and unobstructed use of the transport network; c. do not result in visual clutter and other adverse cumulative effects; d. manage light spill and glare and maintain night-time amenity for residential activities; e. are complementary in size and scale to other signs in the zone; f. are in proportion to the scale of the building the sign is located on and the number and size of the tenancies and the size of the site; and g. for off-site signs, there is a need for the sign to be located away from the site to which it relates, for example because it is not practical to display the information on the site where the activity occurs, which creates a need for off-site signage.
<p>SIGN-P6 Signs located on sites adjoining, adjacent, and/or intended to be read from the transport network Require signs to be designed and located so they do not compromise the safe and unobstructed use of the transport network by:</p> <ul style="list-style-type: none"> a. controlling sign proliferation, location, reflective materials, illumination, flashing, and moving images and digital signs; b. requiring minimum sight distances, minimum letter height, and maximum number of words or characters depending on the speed environment of a road from which the sign is intended to be read; c. avoiding signs that conceal or limit the visibility of official signs or official traffic signs; and d. avoiding signs that have the potential to distract a driver from reading an official sign or official traffic sign.
<p>Comments: <i>Details regarding signage for the development are not yet available. The proposal will likely include limited signage, pertaining to site access, site safety, and site identification. All of the signage will be developed in accordance with the relevant rules and standards. As such, it is considered that the future signage for the development will achieve outcomes that are consistent with those sought by the relevant objectives and policies.</i></p>