



**APPENDIX 18      REGIONAL PLAN ASSESSMENT**



## **REGIONAL 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 (WN638/13) Lot 1 DP 3447 (WN248/15) Pt Lot 4 DP 2099 (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 Regional Council</b>	Greater Wellington Regional Council
<b>Relevant Regional Plan</b>	Natural Resources Plan (NRP)
<b>Relevant Features</b>	Selected Land Use Register – SN/07/006/02, Ex Waingawa Freezing Works Treatment Ponds, Contamination Confirmed (Category III) Schedule Y – Priority Catchments: Parkvale River Classes Table 3.4: Low gradient, small, NZ Reach ID 9006761 and 9005766 Wairarapa Water Races: Taratahi (2 within site) Category 2 Surface Waterbodies: Lowland areas for category 2 surface water bodies – Ruamāhanga Ruamāhanga Whaitua

## 2.0 RULES

### 2.1. Section 5.1: Air Quality

Rule #	Rule Text	Proposal
	<b>Outdoor burning</b>	<b>Not Applicable</b> The proposal does not include any of the identified activities.
	<b>Domestic fires</b>	
	<b>Large scale combustion activities</b>	
	<b>Chemical and metallurgical processes</b>	
	<b>Cremation and incineration</b>	
	<b>Dust generating activities</b>	<b>Not Applicable</b> The proposal does not include any of the identified activities.
R25	<b>Abrasive blasting within an enclosed booth – permitted activity.</b>	
R26	<b>Abrasive blasting outside an enclosed area – permitted activity.</b>	
R27	<b>Handling of bulk solid materials – permitted activity.</b>	
R28	<b>Cement storage – permitted activity.</b>	

<b>Food, animal or plant matter manufacturing and processing</b>		<b>Not Applicable</b> The proposal does not include any of the identified activities.
<b>Fuel storage</b>		<b>Not Applicable</b> The proposal does not include any on-site fuel storage. Should there be any such storage during construction, it will be the responsibility of any contractors engaged to ensure compliance with the permitted standards for this rule.
<b>Mobile sources</b>		
<b>R34</b>	<b>Mobile source emissions – permitted activity</b> The discharge of contaminants into air from a mobile source is a permitted activity.	<b>Complies</b> The proposal will include, particularly during the construction phase, utilisation of a number of potential mobile sources of air discharges (i.e. motor vehicles).
<b>Gas, water and wastewater processes</b>		<b>Not Applicable</b> The proposal does not include any of the identified activities
<b>Drying and kiln processes</b>		
<b>Discharge of agrichemicals</b>		
<b>Fumigation</b>		
<b>All other discharges</b>		
<b>R42</b>	<b>All other discharges – discretionary activity</b> The discharge of contaminants into air that are not permitted, controlled, discretionary, non-complying or prohibited is a discretionary activity.	<b>Complies</b> The proposal does not include any other discharges to air.

## 2.2. Section 5.2: Discharge to Land and Water Provisions

Rule #	Rule Text	Proposal
<b>Discharges of water and contaminants</b>		<b>Not Applicable</b> The proposal does not include any of the activities listed under this part of the NRP.
<b>Stormwater</b>		
<b>R48</b>	<b>Stormwater from an individual property – permitted activity.</b> The discharge of stormwater into water, or onto or into land where it may enter a surface water body or coastal water, from an individual property is a permitted activity, provided the following conditions are met: (a) the discharge does not originate from industrial or trade premises where hazardous substances are stored or used... (b) the discharge is not from, onto or into SLUR Category III land, unless the stormwater does	<b>Complies</b> Please refer to the Stormwater Management Plan, Appendix 14, for detail regarding the following: (a) Complies – the proposal is not for an industrial or trade premise where hazardous substances are stored or used; (b) Complies – the site is SLUR Category III land, and thus the stormwater discharge will come into contact with the land. However, as the proposal

	<p>not come into contact with SLUR Category III land, and</p> <p>(c) the discharge is not from a local authority stormwater network, a port, airport or state highway, and</p> <p>(d) the discharge shall not contain wastewater, and</p> <p>(e) the concentration of total suspended solids in the discharge shall not exceed:</p> <p>(i) 50g/m<sup>3</sup> where the discharge enters a site or habitat identified in Schedule A (outstanding water bodies), Schedule C (mana whenua), Schedule F1 (rivers/lakes), Schedule F3 (identified natural wetlands), Schedule F4 (coastal sites), or Schedule H1 (contact recreation), or</p> <p>(ii) 100g/m<sup>3</sup> where the discharge enters any other water, and</p> <p>(f) the discharge shall not cause any erosion of the channel or banks of the receiving water body or the coastal marine area, and</p> <p>(g) the discharge shall not give rise to the following effects beyond the zone of reasonable mixing:</p> <p>(i) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials, or</p> <p>(ii) any conspicuous change in the colour or visual clarity, or</p> <p>(iii) any emission of objectionable odour, or</p> <p>(iv) the fresh water is unsuitable for consumption by farm animals, or</p> <p>(v) any significant adverse effects on aquatic life.</p>	<p>will result in minimal impervious surfaces being established, and none of those are proposed to be located within the area identified as historic contamination activities;</p> <p>(c) Complies – the discharge is not from a local authority stormwater network, port, airport, or state highway;</p> <p>(d) Complies – the discharge is not proposed to contain wastewater;</p> <p>(e) Complies – the proposal includes sediment and erosion control measures to prevent suspended solids being discharged during construction. Once the development is operation, it is not anticipated that there will be means for suspended solids to be discharged during this phase of the proposal;</p> <p>(f) Complies – the proposal will not result in any change to the flow regime of the nearby watercourse (the Taratahi water race); and</p> <p>(g) Complies – the proposal will not give rise to any of the effects listed.</p>
<b>R49</b>	<b>Stormwater from new subdivision and development – permitted activity.</b>	<b>Not Applicable</b>
<b>R50</b>	<b>Stormwater from new subdivision and development – restricted discretionary activity.</b>	The proposal does not include any of the identified activities.
<b>R51</b>	<p><b>Stormwater to land – permitted activity</b></p> <p>The discharge of stormwater onto or into land, including where contaminants may enter groundwater, is a permitted activity provided the following conditions are met:</p> <p>(a) the discharge is not from, onto or into SLUR Category III land, unless the stormwater does not come into contact with SLUR Category III land, and</p> <p>(b) the discharge shall not cause or exacerbate the flooding of any other property, and</p>	<p><b>Complies</b></p> <p>Please refer to the Stormwater Management Plan, Appendix 14, for detail regarding the following:</p> <p>(a) Complies – the site is SLUR Category III land, and thus the stormwater discharge will come into contact with the land. However, as the proposal will result in minimal impervious surfaces being</p>



	<p>(c) the discharge is not located within 20m of a bore used for water abstraction for potable supply or stock water, and</p> <p>(d) the discharge does not originate from industrial or trade premises where hazardous substances are stored or used...</p>	<p>established, and none of those are proposed to be located within the area identified as historic contamination activities;</p> <p>(b) Complies – the proposal will not cause or exacerbate flooding of any other property;</p> <p>(c) Complies – the proposal will not result in discharge to land within 20m of a bore used for water extraction; and</p> <p>(d) Complies – the proposal is not for an industrial or trade premise where hazardous substances are stored or used.</p>
<b>R52</b>	<b>Stormwater from a local authority or state highway network – controlled activity.</b>	<p><b>Not Applicable</b> The proposal does not include any of the identified activities.</p>
<b>R53</b>	<b>Stormwater from a local authority or state highway network with a stormwater management strategy – restricted discretionary activity.</b>	
<b>R54</b>	<b>Stormwater from a port or airport – restricted discretionary activity.</b>	
<b>R55</b>	<p><b>All other stormwater – discretionary activity</b> The discharge of stormwater, including stormwater that may be contaminated by wastewater into water or onto or into land where it may enter water that is not permitted by Rules R48, R49 or R51, or controlled by Rule R52, or a restricted discretionary activity under Rules R50, R53, or R54 is a discretionary activity.</p>	<p><b>Not Applicable</b> The proposal does not include any discharge of stormwater that is not permitted by Rules R48, R49, or 51, or controlled or restricted by Rules R50, or R52-54.</p>
<b>Water races and pumped drainage schemes</b>		
<b>R56</b>	<p><b>Water races – discretionary activity</b> The discharge of water or contaminants from a water race shown on Map 44 into water is a discretionary activity.</p>	<p><b>Not Applicable</b> The proposal does not include any of the identified activities.</p>
<b>R57</b>	<p><b>Existing pumped drainage schemes – permitted activity.</b> The discharge of water or contaminants into a surface water body, or coastal water from an existing pumped drainage scheme...</p>	
<b>R58</b>	<p><b>All other pumped drainage schemes – discretionary activity.</b> The discharge of water or contaminants into a surface water body, or coastal water, from a pumped drainage scheme...</p>	
<b>On-site domestic wastewater</b>		
<b>R59</b>	<b>Pit latrine – permitted activity.</b>	<p><b>Not Applicable</b></p>
<b>R60</b>	<b>Composting toilets – permitted activity.</b>	

R61	<b>Greywater – permitted activity.</b>	The proposal does not include any of the identified activities.
R62	<b>Existing on-site domestic wastewater systems – permitted activity.</b>	
R63	<b>New or modified on-site domestic wastewater systems – permitted activity.</b>	<b>Will Comply</b> The proposed site office will be provided with ablutions facilities that can be contained within the site, and in accordance with this rule. This will be achieved either through the provision of a small, domestic-scale on-site wastewater system or by a containment-type septic tank for off-site disposal to an appropriate facility.
R64	<b>New or modified on-site domestic wastewater systems within community drinking water supply protection areas – controlled activity.</b>	<b>Not Applicable</b> The subject site is not located within a community drinking water supply protection area.
<b>Wastewater</b>		<b>Not Applicable</b> The proposal does not include any of the identified activities.
<b>Drinking water treatment plant waste</b>		
<b>Biosolids</b>		
<b>Fertiliser and animal effluent</b>		
<b>Compost, solid animal waste, silage and refuse</b>		
<b>Cleanfill material</b>		
<b>Contaminated land and hazardous substances</b>		
R81	<b>Detailed site investigation – permitted activity.</b> The use of land to undertake a detailed site investigation of contaminated land and any associated discharge into air is a permitted activity, provided the following conditions are met: (a) the investigation is undertaken in accordance with Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (2011), and (b) the investigation is reported in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Land (2011), and (c) a copy of the report is provided to the Wellington Regional Council within two months following the completion of the investigation.	<b>Will Comply</b> Please refer to the PSI, Appendix 15, which outlines the methodology and outcomes of the initial investigation, and which shall form the basis of the DSI.
R82	<b>Discharges from contaminated land – permitted activity.</b> The discharge of a contaminant from contaminated land where a contaminant may enter water is a permitted activity provided the following conditions are met: (a) a detailed site investigation has been undertaken, reported and provided to	<b>Will Comply</b> The DSI referenced in relation to Rule R81 above shall ensure that: (a) The DSI is undertaken and resulting report supplied to Council; (b) N/A, as (c) below is instead applicable;

	<p>Wellington Regional Council in accordance with Rule R81, and</p> <p>(b) the results of the detailed site investigation indicate that the discharge does not pose unacceptable risks to human health or the environment – on-site or off-site, or</p> <p>(c) the discharge from SLUR Category III land or SLUR Category IV land does not, or is not likely to, result in:</p> <p>(i) water quality exceeding the maximum acceptable value (MAV) in the Drinking-Water Standards New Zealand 2005 (Revised 2008) or 50% of the MAV in a community drinking water supply protection area shown on Maps 39, 40, 41, 42 or 43 at the following locations:</p> <ol style="list-style-type: none"> <li>1. at the property boundary, or within 50m from the source of the discharge, whichever is the lesser distance, or</li> <li>2. in an existing bore within the property boundary or within 50m from the source of the discharge, whichever is the lesser distance, used to abstract water for any use other than water quality monitoring,</li> </ol> <p>(ii) water quality in a surface water body within the property boundary or within 50m from the source of the discharge, whichever is the lesser distance, exceeding a value in Schedule V for the protection of 95% of species.</p>	<p>(c) The discharge from the SLUR Category III land will either not, or will be mitigated so as to not, result in the adverse effects listed under this Rule.</p>
<b>R83</b>	<p><b>Investigation of, or discharges from contaminated land – discretionary activity.</b></p> <p>The use of land to undertake a detailed site investigation of contaminated land that is not permitted by Rule R81, or the discharge from SLUR Category III land or SLUR Category IV land where a contaminant may enter water, that is not permitted by Rule R82 is a discretionary activity.</p>	<p><b>Not Applicable</b></p> <p>The proposal is compliant with Rules R81 and R82.</p>
	<b>Vertebrate toxic agents</b>	<b>Not Applicable</b>
	<b>Wastewater from ships and offshore installations and biofoul cleaning</b>	The proposal does not include any of the identified activities.
	<b>All other discharges</b>	
<b>R91</b>	<p><b>Minor discharges – permitted activity.</b></p> <p>The discharge of a contaminant into water, or onto or into land where it may enter water that is not specifically provided for by any other rule in this Plan...</p>	<p><b>Not Applicable</b></p> <p>The proposal will not result in discharges into water or onto or into land that is not specifically provided for by any other rule in this Plan.</p>



<b>R92</b>	<b>Discharges to land from a new pit latrine, a new farm refuse dump, a new offal pit, of collected animal effluent or solid animal waste within a community drinking water supply protection area – restricted discretionary activity.</b>	<b>Not Applicable</b> The proposal does not include a pit latrine.
<b>R93</b>	<b>All other discharges to sites of significance – non-complying activity.</b>	<b>Not Applicable</b> The subject site does not include and is not located on or adjacent to any sites of significance.
<b>R94</b>	<b>All other discharges – discretionary activity</b> The discharge of water or contaminants into water, or onto or into land where it may enter water, that is not: (a) in a site or habitat identified in Schedule A (outstanding water bodies), Schedule C (mana whenua), Schedule F1 (rivers/lakes), Schedule F3 (identified natural wetlands), Schedule F4 (coastal sites) or Schedule H1 (contact recreation), and (b) a permitted, controlled, restricted discretionary, or non-complying activity under any other rule in the Plan, or a discretionary activity under Rules R55, R56, R58, R65, R83 or R90, is a discretionary activity.	<b>Not Applicable</b> The proposal does not include any of the listed activities.

### 2.3. Section 5.3: Land Use Provisions

<b>Rule #</b>	<b>Rule Text</b>	<b>Proposal</b>
<b>Cultivation and break-feeding</b>		<b>Not Applicable</b> The proposal does not include any change to the current agricultural uses of the subject site.
<b>Livestock access</b>		
<b>Earthworks and vegetation clearance</b>		
<b>R101</b>	<b>Earthworks – permitted activity.</b> The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks up to a total area of 3,000m <sup>2</sup> per property per 12 month period is a permitted activity, provided the following conditions are met: (a) soil or debris from earthworks is not placed where it can enter a surface water body or the coastal marine area, and (b) earthworks will not create or contribute to instability or subsidence of a slope or another land surface at or beyond the boundary of the property where the earthworks occurs, and	<b>Does Not Comply</b> Please refer to the Engineering Report, Appendix 13, which includes information regarding the anticipated earthworks areas. A total area of approximately 10.8ha within the site is proposed to have soil disturbance. This will predominantly involve topsoil stripping to form a number of elements of the proposal. These include the following: - Internal access roads; - Hard stand areas for the inverters that are located throughout the development;

	<p>(c) any earthworks shall not, after the zone of reasonable mixing, result in any of the following effects in receiving waters:</p> <ul style="list-style-type: none"> <li>(i) the production of conspicuous oil or grease films, scums of foams, or floatable or suspended materials, or</li> <li>(ii) any conspicuous change in colour or visual clarity, or</li> <li>(iii) any emission of objectionable odour, or</li> <li>(iv) the rendering of fresh water unsuitable for consumption by animals, or</li> <li>(v) any significant adverse effect on aquatic life, and</li> </ul> <p>(d) earthworks shall not occur within 5m of a surface water body except for earthworks undertaken in association with Rules R122, R125, R126, R127, R128, R130, R131, R132, R134, R137 and R139, and</p> <p>(e) work areas are stabilised within six months after the completion of the earthworks.</p>	<ul style="list-style-type: none"> <li>- Additional hard stand areas adjacent to the inverters, to accommodate FENZ guidance;</li> <li>- Hard stand areas associated with the BESS, substation, switching station building, site office and staff car parking, which are all located approximately halfway along the site frontage onto Cornwall Road; and</li> <li>- The associated FENZ hard stand areas around the BESS and other infrastructure located approximately halfway along the site frontage onto Cornwall Road.</li> </ul> <p>Please refer to Rule R106 below for activity status of this reason for consent.</p>
<b>R102</b>	<b>Construction of a new farm track – permitted activity.</b>	<p><b>Not Applicable</b></p> <p>The proposal does not include any of the identified activities.</p>
<b>R103</b>	<b>Construction of a new farm track – controlled activity.</b>	
<b>R104</b>	<b>Vegetation clearance on erosion prone land – permitted activity.</b>	
<b>R105</b>	<b>Vegetation clearance on erosion prone land in accordance with a Freshwater Farm Plan – permitted activity.</b>	
<b>R106</b>	<p><b>Earthworks and vegetation clearance for renewable energy generation – restricted discretionary activity.</b></p> <p>The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks not permitted by Rule R101 or vegetation clearance on erosion prone land that is not permitted by Rule R104 associated with the use, development, operation, maintenance and upgrade of renewable energy generation is a restricted discretionary activity, provided the following conditions are met:</p> <ul style="list-style-type: none"> <li>(a) the earthworks or vegetation clearance and associated discharge are associated with the following construction activities: <ul style="list-style-type: none"> <li>(i) the formation of access tracks,</li> <li>(ii) the formation of laydown areas and stockpile areas,</li> <li>(iii) the formation of wind turbine platforms, including foundation formation,</li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>(iv) foundations for any operations building or transmission line,</li> <li>(v) placement of excess fill associated with any of the activities listed in (i) to (iv) above,</li> <li>(vi) ancillary works necessary to construct or maintain any erosion and sediment control measures associated with (i) to (v) above, and</li> <li>(b) the activity does not occur within the coastal marine area, and</li> <li>(c) soil or debris from earthworks or vegetation clearance is not placed where it can enter a surface water body or the coastal marine area, and</li> <li>(d) the earthworks or vegetation clearance will not create or contribute to instability or subsidence of a slope or another land surface at or beyond the boundary of the property where the earthworks or vegetation clearance occurs, and</li> <li>(e) work areas are stabilised within six months after the completion of the earthworks, and</li> <li>(f) any earthworks shall not, after the zone of reasonable mixing, result in any of the following effects in receiving waters: <ul style="list-style-type: none"> <li>(i) the production of conspicuous oil or grease films, scums of foams, or floatable or suspended materials, or</li> <li>(ii) any conspicuous change in colour or visual clarity, or</li> <li>(iii) any emission of objectionable odour, or</li> <li>(iv) the rendering of fresh water unsuitable for consumption by animals, or</li> <li>(v) any significant effect on aquatic life, and</li> </ul> </li> <li>(g) the earthworks or vegetation clearance shall not, occur within 10m of a surface water body or coastal marine area.</li> </ul>	
<b>R107</b>	<b>Earthworks and vegetation clearance – discretionary activity.</b> The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks, or vegetation clearance on erosion prone land that is not permitted by Rules R101, R102, R104 and R105, and not controlled by Rule R103, or not restricted discretionary by Rule R106 is a discretionary activity.	<b>Not Applicable</b> The proposal is a restricted discretionary activity under Rule R106.
<b>Land use change and irrigation</b>		
<b>R108</b>	<b>Use of rural land irrigated with new water – controlled activity.</b>	<b>Not Applicable</b>

<b>R109</b>	<b>The use of land for pastoral land use, arable land use or horticultural land use irrigated with new water – discretionary activity.</b>	The proposal does not include any of the identified activities.
<b>R110</b>	<b>Use of rural land in priority catchments – permitted activity</b> Until 31 December 2028, in the priority catchments listed in Schedule Y the use of: (a) 20 ha or more of land for arable land use, pastoral land use or low intensity horticultural use, or (b) 5 ha or more of land for horticultural land use that is not a low intensity horticultural use...	<b>Not Applicable</b> The proposal does not include any of the listed activities.
<b>R111</b>	<b>Use of rural land in priority catchments – controlled activity</b> In the priority catchments listed in Schedule Y the use of: (a) 20 ha or more of land for arable land use, pastoral land use or low intensity horticultural use, or (b) 5 ha or more of land for horticultural land use that is not a low intensity horticultural use...	
<b>R112</b>	<b>Use of rural land in priority catchments – discretionary activity.</b>	

#### 2.4. Section 5.4: Wetlands and beds of lakes and rivers Provisions

<b>Rule #</b>	<b>Rule Text</b>	<b>Proposal</b>
<b>Activities in wetlands</b>		
<b>R113</b>	<b>Existing structures in natural wetlands – permitted activity.</b>	<b>Not Applicable</b> Please refer to the Ecological Assessment, Appendix 12, for details regarding the proposal in relation to the natural inland wetlands that have been identified within the subject site. The proposal does not include any of the listed activities.
<b>R114</b>	<b>Planting and pest plant control in natural wetlands and outstanding natural wetlands – permitted activity.</b>	
<b>R115</b>	<b>Removal of wetland plants for Māori customary use or the use of an individual – permitted activity.</b>	
<b>R116</b>	<b>Restoration of natural wetlands and outstanding natural wetlands – controlled activity.</b>	
<b>R117</b>	<b>Activities in natural wetlands – discretionary activity.</b>	
<b>R118</b>	<b>Activities in natural wetlands – non-complying activity.</b>	
<b>R119</b>	<b>Activities in outstanding natural wetlands – discretionary activity.</b>	
<b>R120</b>	<b>Activities in outstanding natural wetlands – non-complying activity.</b>	
<b>R121</b>	<b>Reclamation or drainage of outstanding natural wetlands – prohibited activity.</b>	
<b>Uses of beds of lakes and rivers</b>		<b>Not Applicable</b> The proposal does not include any of the listed activities.
<b>Reclamation and placement of a dam</b>		
<b>All other uses of the beds of lakes and rivers</b>		

**Damming and diverting water**

**2.5. Section 7.2: Ruamāhanga Whaitua**

Note: the water supply for the proposal is still currently being resolved with GWRC. Once a solution is agreed, should it be found that the solution requires additional resource consents, they will be sought in due course.

**2.6. Plan Change 1**

Note: none of the rules which are affected by Plan Change 1 have been found to be relevant to the proposal in the above Sections 2.1-2.5 in relation to the content.

**3.0 MATTERS OF DISCRETION**

Rule #	Matters of Discretion Text	Proposal
<b>Section 5.3.4: Earthworks and vegetation clearance</b>		
<b>R106</b>	<ol style="list-style-type: none"> <li>1. The location, area, scale, volume, duration and timing of works</li> <li>2. The design and suitability of erosion and sediment control measures including consideration of hazard mitigation and the risk of accelerated soil erosion associated with [note – this is where the sentence ends within the NRP]</li> <li>3. Staging of works and progressive stabilisation.</li> <li>4. Adverse effects on:               <ol style="list-style-type: none"> <li>(i) groundwater, surface water bodies and their margins, particularly surface water bodies within sites identified in Schedule A (outstanding water bodies), Schedule B (Ngā Taonga Nui a Kiwa), Schedule C (mana whenua), Schedule F (ecosystems and habitats with indigenous biodiversity), Schedule H (contact recreation and Māori customary use) or Schedule I (important trout fishery rivers and spawning waters) .</li> <li>(ii) group and community drinking water supplies.</li> <li>(iii) mauri, water quality (including water quality in the coastal marine area), aquatic and marine ecosystem health, aquatic and riparian habitat quality, indigenous biodiversity values, mahinga kai and critical life cycle periods for indigenous aquatic species.</li> <li>(iv) the natural character of lakes, rivers, natural wetlands and their margins and the coastal environment.</li> </ol> </li> </ol>	<p><b>Consistent</b></p> <ol style="list-style-type: none"> <li>1. The proposal includes a limited scale of earthworks, comprised primarily of soil scraping to accommodate the BESS and substation area, as well as the internal access tracks and hardstand areas. The limited nature of the proposed works is reflected in the limited duration of earthworks – over a 12 to 18 month period.</li> <li>2. The design of the erosion and sediment control measures have been designed in accordance with industry best practice and Council standards and guidance, including additional measures adjacent to sensitive areas such as waterbodies.</li> <li>3. The proposed earthworks will be undertaken in a progressive manner, and subject to progressive stabilisation.</li> <li>4. The proposed sediment and erosion control measures are considered to suitably avoid adverse effects on groundwater, surface water bodies and their margins; mauri, water quality (including</li> </ol>

	<p>(v) natural hazards, land stability, soil erosion, sedimentation and flood hazard management including the use of natural buffers.</p> <p>5. The placement and treatment of stockpiled materials on the site, including requirements to remove material if it is not to be reused on the site.</p> <p>6. The benefits to be derived from the use and development of renewable energy generation.</p> <p>7. Monitoring and reporting requirements.</p>	<p>water quality in the coastal marine area), aquatic and marine ecosystem health, aquatic and riparian habitat quality, indigenous biodiversity values, mahinga kai and critical life cycle periods for indigenous aquatic species; the natural character of the river and wetlands within and adjacent to the site; and natural hazards, land stability, soil erosion, and sedimentation.</p> <p>There are no group and community drinking water supplies located adjacent to the subject site.</p> <p>5. The Civil Engineering Assessment provides detail regarding the placement and treatment of stockpiled materials on the site, including requirements to remove material if it is not to be reused on the site.</p> <p>6. The proposal will result in the benefits to be derived from the use and development of renewable energy generation.</p> <p>7. The proposal will comply with any Council requirements for monitoring and reporting.</p>
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## 4.0 OBJECTIVES AND POLICIES

### 4.1. Sections 3 and 4: Objectives and Policies

Objectives	Policies
<b>Ki uta ki tai: mountains to the sea</b>	
<p><b>Objective O1:</b> Air, land, fresh water bodies and the coastal marine area are managed as integrated and connected resources; ki uta ki tai – mountains to the sea.</p>	<p><b>Policy P1: Ki uta ki tai and integrated catchment management.</b> Air, land, fresh water bodies and the coastal marine area will be managed recognising ki uta ki tai by using the principles of integrated catchment management. These principles include:</p> <p>(a) decision-making using the catchment as the spatial unit, and</p>



	<p>(b) applying an adaptive management approach to take into account the dynamic nature and processes of catchments, and</p> <p>(c) coordinated management, with decisions based on best available information and improvements in technology and science, and</p> <p>(d) taking into account the connected nature of resources and natural processes within a catchment, and</p> <p>(e) recognising links between environmental, social, cultural and economic sustainability of the catchment.</p>
<p><b>Objective O2:</b> The importance and contribution of air, land, water and ecosystems to the social, economic and cultural well-being and health of people and the community are recognised in the management of those resources.</p>	<p><b>Policy P2: Cross-boundary matters.</b> The effects of use and development across jurisdictional boundaries shall be managed by having particular regard to any relevant provisions contained in any bordering territorial authorities' proposed and/or operative district plan when assessing a resource consent for an activity and/or the effects of an activity that spans mean high water springs or other jurisdictional boundaries, including the beds of lakes and rivers.</p>
<p><b>Objective O3:</b> Mauri particularly the mauri of fresh and coastal waters is sustained and, where it has been depleted, natural resources and processes are enhanced to replenish mauri.</p>	
<p><b>Objective O4:</b> The intrinsic values of fresh water and marine ecosystems are recognised and the life supporting capacity of air, water, soil and ecosystems is safeguarded.</p>	
<p><b>Comments:</b> <i>The proposal seeks to take into consideration the holistic natural resources management approach of mountains to the sea. This is achieved through the proposal requiring minimal physical changes to the natural resources on and around the site as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>There will be negligible land disturbance required to establish and operate the proposal in relation to the overall site area;</i></li> <li>• <i>There will be negligible discharges to land associated with establishing a small amount of impervious surfaces on the site;</i></li> <li>• <i>There will be no discharges to air or water proposed;</i></li> <li>• <i>The potential less than minor effects on the local ecology can be suitably avoided, managed and mitigated within the subject site;</i></li> <li>• <i>There will be no loss of freshwater habitat or natural wetlands as a result of the proposal;</i></li> <li>• <i>All proposed culverts will be designed to enable fish passage;</i></li> <li>• <i>There are no known areas of cultural or historic significance within or in close proximity to the site; and</i></li> <li>• <i>The proposal is able to be readily decommissioned at the end of the development's operational use, thus returning the site to its current state.</i></li> </ul> <p><i>Further, the consultation for the proposal has included mana whenua (Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa) as well as Council and the relevant and adjoining territorial authorities (Carterton District and Masterton District Councils).</i></p>	

*All of these measures will ensure that the physical, cultural, intrinsic values and mauri of the natural resources within and around the subject site are affected to a less than minor scale as a result of the proposal. Overall, it is considered that the proposal will achieve outcomes that are consistent with those sought under these objectives and policies.*

**Beneficial use and development**

<p><b>Objective O6:</b> The social, economic, cultural and environmental benefits of taking and using water are recognised, when managing water.</p>	<p><b>Policy P11: Benefits of Regionally Significant Infrastructure and renewable electricity generation facilities.</b> When considering proposals that relate to the provision of Regionally Significant Infrastructure, or renewable energy generation activities, particular regard will be given to the benefits of those activities.</p>
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<p><b>Objective O9:</b> The social, economic, cultural and environmental benefits of Regionally Significant Infrastructure, renewable energy generation activities and the utilisation of mineral resources are recognised.</p>	<p><b>Policy P13: Providing for Regionally Significant Infrastructure and renewable electricity generation activities.</b> The use, development, operation, maintenance, and upgrade of Regionally Significant Infrastructure and renewable energy generation activities are provided for, in appropriate places and ways. This includes by having particular regard to:</p>
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<p><b>Objective O10:</b> Regionally Significant Infrastructure and renewable energy generation activities that meets the needs of present and future generations are enabled in appropriate places and ways.</p>	<p>(a) the strategic integration of infrastructure and land use, and (b) the location of existing infrastructure and structures, and (c) the need for renewable energy generation activities to locate where the renewable energy resources exist, and</p>
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<p><b>Objective O11:</b> Significant mineral resources and the ongoing operation, maintenance and upgrade of Regionally Significant Infrastructure and renewable energy generation activities are protected from incompatible use and development occurring under, over, or adjacent to the infrastructure or activity.</p>	<p>(d) the functional need and operational requirements associated with developing, operating, maintaining and upgrading Regionally Significant Infrastructure and renewable energy generation activities.</p>
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**Comments:**  
*The proposal, a renewable energy development, seeks to provide electricity generation and access security for the Region, while also positively contributing to the environmental, social and economic wellbeing of the Region through providing an alternative to fossil-fuel based energy supply that will also provide a number of short-term and ongoing direct and indirect employment opportunities. It is considered that the proposal will provide these positive effects while having less than minor effects on the receiving environment, natural resources and cultural wellbeing of the community. Overall, it is considered that the proposal will achieve outcomes that are consistent with those anticipated under these objectives and policies.*

**Māori relationships**

<p><b>Objective O12:</b> The relationships of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga are</p>	<p><b>Policy P18: Mauri.</b> The mauri of fresh and coastal waters shall be recognised as being important to Māori and is sustained and enhanced, including by:</p>
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<p>recognised and provided for, including:</p> <ul style="list-style-type: none"> <li>(a) maintaining and improving opportunities for Māori customary use of the coastal marine area, rivers, lakes and their margins and natural wetlands, and</li> <li>(b) maintaining and improving the availability of mahinga kai species, in terms of quantity, quality and diversity, to support Māori customary harvest, and</li> <li>(c) providing for the relationship of mana whenua with Ngā Taonga Nui a Kiwa, including by maintaining or improving Ngā Taonga Nui a Kiwa so that the huanga identified in Schedule B are provided for, and</li> <li>(d) protecting sites with significant mana whenua values from use and development that will adversely affect their values and restoring those sites to a state where their characteristics and qualities sustain the identified values.</li> </ul>	<ul style="list-style-type: none"> <li>(a) managing the individual and cumulative adverse effects of activities that may impact on mauri in the manner set out in the rest of the Plan, and</li> <li>(b) providing for those activities that sustain and enhance mauri, and</li> <li>(c) recognising and providing for the role of kaitiaki in sustaining mauri.</li> </ul>
<p><b>Objective O13:</b> Kaitiakitanga is recognised and mana whenua actively participate in planning and decision-making in relation to the use, development and protection of natural and physical resources.</p>	<p><b>Policy P19: Mana whenua relationships with Ngā Taonga Nui a Kiwa.</b> The relationships between mana whenua and Ngā Huanga o Ngā Taonga Nui a Kiwa identified in Schedule B (Ngā Taonga Nui a Kiwa) will be recognised and provided for by:</p> <ul style="list-style-type: none"> <li>(a) having particular regard to the values and Ngā Taonga Nui a Kiwa huanga identified in Schedule B (Ngā Taonga Nui a Kiwa) when applying for, and making decisions on resource consent applications, and developing Whaitua Implementation Programmes, and</li> <li>(b) informing iwi authorities of relevant resource consents relating to Ngā Taonga Nui a Kiwa, and</li> <li>(c) recognising the relevant iwi authority/ies as an affected party under RMA s95E where activities risk having a minor or more than minor adverse effect on Ngā Huanga o Ngā Taonga Nui a Kiwa or on the significant values of a Schedule C site which is located downstream, and</li> <li>(d) working with mana whenua, landowners, and other interested parties as appropriate, to develop and implement restoration initiatives within Ngā Taonga Nui a Kiwa, and</li> </ul>

	<p>(e) the Wellington Regional Council and iwi authorities implementing kaupapa Māori monitoring of Ngā Taonga Nui a Kiwa.</p> <p><b>Policy P20: Māori values.</b> The cultural relationship of Māori with air, land and water shall be recognised and the adverse effects on this relationship and their values shall be minimised.</p> <p><b>Policy P21: Exercise of kaitiakitanga.</b> Kaitiakitanga shall be recognised and provided for by involving mana whenua in the assessment and decision-making processes associated with use and development of natural and physical resources including;</p> <ul style="list-style-type: none"> <li>(a) managing activities in sites with significant mana whenua values listed in Schedule C (mana whenua) in accordance with tikanga and kaupapa Māori as exercised by mana whenua, and</li> <li>(b) the identification and inclusion of mana whenua attributes and values in the kaitiaki information and monitoring strategy in accordance with Method M2, and</li> <li>(c) identification of mana whenua values and attributes and their application through tikanga and kaupapa Māori in the maintenance and enhancement of mana whenua relationships with Ngā Taonga Nui a Kiwa.</li> </ul>
<p><b>Comments:</b> <i>The proposal will not alter the current ability for mana whenua to exercise customary rights and access to ancestral lands, water sites, waahi tapu or other taonga. While consultation with mana whenua in relation to this proposal is ongoing, all indications to-date from both Ngāti Kahungunu ki Wairarapa and Rangitāne o Wairarapa have been that they are either supportive, or at least do not oppose the proposal. To the best of the author’s humble ability to comment on, as a pakeha and as someone who does not represent either of the mana whenua or whakapapa back to either mana whenua, it is considered that this proposal will achieve outcomes that are consistent with these objectives and policies.</i></p>	

**Natural character, form and function**

**Objective O14:**

The natural character of the coastal marine area, natural wetlands, and rivers, lakes and their margins is preserved and protected from inappropriate use and development.

**Policy P24: Preserving and protecting natural character from inappropriate use and development.**

To preserve natural character and protect it from inappropriate use and development by:

- (a) avoiding adverse effects of activities on the natural character of areas within the coastal environment that have outstanding natural character, and
- (b) avoiding significant adverse effects and avoid remedy and mitigate other adverse effects of activities on the natural character of areas within the coastal environment that do not have outstanding natural character, and
- (c) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have outstanding natural character, provided that the outstanding natural character of the area taken as a whole is retained, and
- (d) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating significant adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have high natural character, provided that the high natural character of the area taken as a whole is retained, and
- (e) outside the coastal environment, avoiding, remedying or mitigating other adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that are not addressed under (c) or (d) of Policy P24.

**Policy P52: Protecting natural features and landscapes from inappropriate use and development.**

To protect natural features and landscapes (including seascapes) of the coastal environment, rivers, lakes and their margins and natural wetlands and their values, from inappropriate use and development by:

- (a) avoiding adverse effects of activities on the natural attributes and characteristics of outstanding natural features and landscapes in the coastal environment, and
- (b) avoiding significant adverse effects of activities on the natural attributes and characteristics of natural features and landscapes in the coastal environment and avoid, remedy and mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment, and
- (c) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating

	<p>adverse effects of activities on the natural attributes and characteristics of outstanding natural features and landscapes, provided that the values of the natural features or landscapes that contribute to its outstanding status are retained.</p>
<p><b>Comments:</b>  <i>The proposal will alter the physical appearance of the subject site while the development is under construction and while operational, through the placement of approximately 166,000 PV modules on the subject site as well as ancillary infrastructure. However, this is balanced through the proposal seeking to undertake only superficial earthworks (predominantly topsoil scraping over a small part of the development area) and being able to be readily decommissioned and returned to its prior state.</i>  <i>It is overall considered that the proposal will only result in limited duration change of natural character of the site and receiving environment, which in the longer term will be negligible at most. Thus, it is considered that the proposal will achieve outcomes that are not contrary to those anticipated under these objectives and policies.</i></p>	
<p><b>Water quality</b></p>	
<p><b>Objective O17:</b>  The quality of groundwater, water in surface water bodies, and the coastal marine area is maintained or improved.</p>	<p><b>Policy P110: Loss of extent and values of the beds of lakes and rivers, and natural wetlands.</b>  The loss of extent and values of the beds of lakes and rivers and natural wetlands, including as a result of reclamation and drainage, is avoided, except where:</p> <p>(a) in a natural inland wetland:</p> <ol style="list-style-type: none"> <li>(i) the loss of extent or values arises from any of the following: <ol style="list-style-type: none"> <li>1. the customary harvest of food or resources undertaken in accordance with tikanga Māori, or</li> <li>2. restoration activities, or</li> <li>3. scientific research, or</li> <li>4. the sustainable harvest of sphagnum moss, or</li> <li>5. the construction or maintenance of wetland utility structures, or</li> <li>6. the maintenance or operation of specified infrastructure, or other infrastructure, or</li> <li>7. natural hazard works, and</li> <li>8. where the activity involves reclamation or drainage there are no other practicable alternative methods of providing for the activity, or</li> </ol> </li> <li>(ii) for specified infrastructure: <ol style="list-style-type: none"> <li>1. the activity, including any reclamation and drainage, is necessary for the construction or upgrade of specified infrastructure, and</li> <li>2. the specified infrastructure will provide significant national or regional benefits, and</li> <li>3. there is a functional need for the specified infrastructure in that location,</li> </ol> </li> </ol> <p>(b) in a river:</p>



	<ul style="list-style-type: none"> <li>(i) there is a functional need for the activity in that location; and</li> <li>(ii) any reclamation or drainage is:             <ol style="list-style-type: none"> <li>1. partial reclamation of a river bank for the purposes of flood protection or erosion control, or</li> <li>2. for the purposes of the development, operation, maintenance and upgrade of Regionally Significant Infrastructure, or</li> <li>3. associated with the creation of a new river bed and does not involve piping of the river, or</li> <li>4. for the purpose of forming a reasonable crossing point, or</li> <li>5. associated with the extraction of significant mineral resources from existing quarries, or</li> <li>6. partial reclamation of a river bank for the purposes of local roads, and</li> <li>7. in respect of (1) to (6) there are no other practicable alternative methods of providing for the activity, or</li> </ol> </li> <li>(c) in a lake... [N/A]</li> </ul>
<p><b>Objective O18:</b> Rivers, lakes, natural wetlands and coastal water are suitable for contact recreation and Māori customary use, including by:</p> <ul style="list-style-type: none"> <li>(a) maintaining water quality, or</li> <li>(b) improving water quality in:             <ul style="list-style-type: none"> <li>(i) significant contact recreation fresh water bodies ... [N/A], and</li> <li>(ii) coastal water [N/A], and</li> <li>(iii) all other rivers and lakes and natural wetlands to meet, as a minimum and within reasonable timeframes, the secondary contact recreation objectives in Table 3.2.</li> </ul> </li> </ul>	<p><b>Policy P117: National Policy Statement for Freshwater Management requirements for water takes, damming and diversion.</b> When considering any application the consent authority shall have regard to the following matters:</p> <ul style="list-style-type: none"> <li>(a) the extent to which the change would adversely affect safeguarding the life-supporting capacity of fresh water and of any associated ecosystem, and</li> <li>(b) the extent to which it is feasible and dependable that any adverse effect on the life-supporting capacity of fresh water and of any associated ecosystem resulting from the change would be avoided. This policy applies to:             <ul style="list-style-type: none"> <li>(c) any new activity, and</li> <li>(d) any change in the character, intensity or scale of any established activity that involves any taking, using, damming or diverting of fresh water or draining of any wetland which is likely to result in any more than minor adverse change in the natural variability of flows or level of any fresh water, compared to that which immediately preceded the commencement of the new activity or the change in the established activity (or in the case of a change in an intermittent or seasonal activity, compared to that on the last occasion on which the activity was carried-out).</li> </ul> </li> </ul>
<p><b>Comments:</b> <i>The proposal has limited elements that could impact on water quality, primarily associated with during construction activities, through the establishment of three proposed new culverts, and</i></p>	

discharges of stormwater from impervious surfaces. All of these proposed aspects of the proposal include mitigation measures to ensure that the effect on the quality of the water within the site is not adversely affected by the proposal. This includes the implementation of sediment and erosion control measures in accordance with industry best-practice and Council guidelines, appropriate design of the culverts, and ensuring that the stormwater from the limited areas of impervious surfaces is managed in an appropriate manner. The mitigation measures are as outlined within the Stormwater Management Plan (Appendix 14) and Engineering Report (Appendix 13). Overall, it is considered that, due to the implementation of the proposed mitigation measures, the proposal will achieve water quality outcomes that are consistent with those anticipated under these objects and policies.

**Biodiversity, aquatic ecosystem health and mahinga kai**

**Objective O19:**

Biodiversity, aquatic ecosystem health and mahinga kai in fresh water bodies and the coastal marine area are safeguarded such that:

- (a) water quality, flows, water levels and aquatic and coastal habitats are managed to maintain biodiversity aquatic ecosystem health and mahinga kai, and
- (b) where an objective in Tables 3.4, 3.5, 3.6, 3.7 or 3.8 is not met, a fresh water body or coastal marine area is meaningfully improved so that the objective is met within a reasonable timeframe, and
- (c) restoration of aquatic ecosystem health and mahinga kai is encouraged.

**Policy P30: Biodiversity, aquatic ecosystem health and mahinga kai**

Manage the adverse effects of use and development on biodiversity, aquatic ecosystem health and mahinga kai to:

*Hydrology*

- (a) maintain or where practicable restore natural flow characteristics and hydrodynamic processes and the natural pattern and range of water level fluctuations in rivers, lakes and natural wetlands, and

*Water quality*

- (b) maintain or improve water quality including to assist with achieving the objectives in Tables 3.4, 3.5, 3.6, 3.7 and 3.8 of Objective O19, and

*Aquatic habitat diversity and quality*

- (c) maintain or where practicable restore aquatic habitat diversity and quality, including:
  - (i) the form, frequency and pattern of pools, runs, and riffles in rivers, and
  - (ii) the natural form of rivers, lakes, natural wetlands and the coastal marine area, and
- (d) where practicable restore the connections between fragmented aquatic habitats, and

*Critical habitat for indigenous aquatic species and indigenous birds*

- (e) maintain or where practicable restore habitats that are important to the life cycle and survival of indigenous aquatic species and the habitats of indigenous birds in the coastal marine area, natural wetlands and the beds of lakes and rivers and their margins that are used for breeding, roosting, feeding, and migration, and

*Critical life cycle periods*

- (f) avoid, minimise or remedy adverse effects on aquatic species at times which will most affect the breeding, spawning, and dispersal or migration of those species, including timing the activity, or the adverse effects of the activity, to avoid times of the year when adverse effects may be more significant, and

*Riparian habitats*

	<p>(g) maintain or where practicable restore riparian habitats, and</p> <p><i>Pests</i></p> <p>(h) avoid the introduction, and restrict the spread, of aquatic pest plants and animals.</p>
<p><b>Objective O21:</b> Vegetated riparian margins are established, maintained or restored to enhance water quality, aquatic ecosystem health, mahinga kai and indigenous biodiversity of rivers, lakes, natural wetlands and the coastal marine area.</p>	<p><b>Policy P31: Adverse effects on biodiversity, aquatic ecosystem health, and mahinga kai.</b> Adverse effects on biodiversity, aquatic ecosystem health and mahinga kai shall be managed by:</p> <p>(a) in the first instance, activities that risk causing adverse effects on the values of a Schedule F ecosystem or habitat, other than activities carried out in accordance with a wetland restoration management plan, shall avoid these ecosystems and habitats. If the ecosystem or habitat cannot be avoided, the adverse effects of activities shall be managed by (b) to (g) below.</p> <p>(b) avoiding adverse effects where practicable, and</p> <p>(c) where adverse effects cannot be avoided, minimising them where practicable, and</p> <p>(d) where adverse effects cannot be minimised, they are remedied, except as provided for in (a) to (g), and</p> <p>(e) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible, and</p> <p>(f) if biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided, and</p> <p>(g) the activity itself is avoided if biodiversity compensation cannot be undertaken in a way that is appropriate as set out in Schedule G3, including Clause 2 of that Schedule.</p> <p>In relation to activities within the beds of lakes, rivers and natural wetlands, (e) to (g) only apply to activities which meet the exceptions in Policy P110.</p> <p>A precautionary approach shall be used when assessing the potential for adverse effects on ecosystems and habitats with significant indigenous biodiversity values identified in Schedule F.</p>
<p><b>Objective O22:</b> The extent of natural wetlands is maintained or increased, their values are protected, and their condition is restored. Where the values relate to biodiversity, aquatic ecosystem health and mahinga kai, restoration is to a healthy functioning state as defined by Table 3.7.</p>	<p><b>Policy P34: Values of wetlands.</b> Activities in and adjacent to natural wetlands shall be managed to maintain and, where appropriate, restore their condition and their values including:</p> <p>(a) as habitat for indigenous flora and fauna, and</p> <p>(b) for their significance to mana whenua, and</p> <p>(c) for their role in the hydrological cycle including flood protection, and</p> <p>(d) for nutrient attenuation and sediment trapping, and</p> <p>(e) as a fisheries resource, and</p> <p>(f) for recreation, and</p> <p>(g) for education and scientific research.</p>

	<p><b>Policy P35: Restoration of wetlands.</b></p> <p>The restoration of natural wetlands and the construction of artificial wetlands to meet the water quality, aquatic ecosystem health and mahinga kai objectives set out in Tables 3.7 and 3.8, to provide habitat for indigenous flora and fauna, to carry out the physical and ecological functions of natural wetlands, and to provide for amenity values where this aligns with restoration appropriate to the area and wetland type shall be encouraged and supported.</p>
<p><b>Comments:</b></p> <p><i>The current biodiversity values, features, and aquatic ecosystems for the subject site are as outlined within the Ecological Assessment (Appendix 12). Due the current and historic land uses that have been undertaken within the site; these various ecological features of the site have already been considerably compromised. As outlined within the Ecological Assessment, the proposal does not seek to alter, damage, or drain any of the natural inland wetlands within the subject site.</i></p> <p><i>The river that traverses the site is managed by the Carterton District Council as a water race, and is subject to routine channel clearance activities, which have had a significant impact on the ecological values of this watercourse. The proposed introduction of three new culverts on this watercourse will include provision for fish passage to ensure that the proposal does not further contribute to degradation of this watercourse as a potential invertebrate and/or mahinga kai habitat.</i></p> <p><i>The proposal has also been identified as having potential habitat for native bats and skinks. The proposed site works will be undertaken in accordance with the appropriate management protocol for managing and avoiding as much as practicable any potential impact on the relevant indigenous bats and skinks, as outlined within the Ecological Assessment.</i></p> <p><i>Overall, it is considered that the proposal will achieve outcomes that are not contrary to those sought under these relevant ecological objective and policies.</i></p>	
<p><b>Air quality</b></p>	
<p><b>Objective O30:</b></p> <p>Ambient air quality is maintained or improved to the acceptable category or better in Schedule L1 (ambient air).</p>	<p><b>Policy P55: Managing ambient air quality</b></p> <p>Ambient air quality shall be managed to protect human health and safety by:</p> <ul style="list-style-type: none"> <li>(a) maintaining the acceptable category or better identified in Schedule L1 (ambient air) for the specific contaminants, and</li> <li>(b) improving unacceptable or poor ambient air quality to at least the acceptable category or better identified in Schedule L1 (ambient air), and</li> <li>(c) managing the discharge of other contaminants so that the adverse effects on human health, including cumulative adverse effects, are minimised.</li> </ul>
<p><b>Objective O32:</b></p> <p>The adverse effects of odour, smoke and dust on amenity values and people’s well-being are minimised.</p>	<p><b>Policy P58: Managing air amenity.</b></p> <p>Air quality amenity in urban, rural and the coastal marine areas shall be managed to minimise offensive or objectionable odour, smoke and dust, particulate matter, fumes, ash and visible emissions.</p>
<p><b>Comments:</b></p> <p><i>The proposal’s primary potential source of air discharge is the construction activities, through soil displacement resulting in generation of nuisance dust. This is proposed to be managed in accordance with implementation of suitable sediment and erosion control measures. Therefore, it is considered that the proposal will result in air quality outcomes that are consistent with those sought by these objectives and policies.</i></p>	

<b>Soil</b>	
<b>Objective O33:</b> Soils are healthy, and productive to support a range of uses, life supporting capacity is safeguarded and accelerated soil erosion is minimised.	
<b>Comments:</b> <i>As is outlined within the Land Use Capability Assessment (Appendix 9), it is considered that any potential impacts from the proposal on the long-term health of the soils within the subject site are limited in nature and readily able to be mitigated following the decommissioning of the proposal at the end of the operational period. Therefore, it is considered that this proposal is consistent with the outcomes sought by this objective regarding soil health.</i>	
<b>Land use</b>	
<b>Objective O34:</b> The adverse effects on soil and water from land use activities are minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.	
<b>Comments:</b> <i>As is outlined within the Land Use Capability Assessment (Appendix 9), it is considered that any potential impacts from the proposal on the long-term health of the soils within the subject site are limited in nature and readily able to be mitigated following the decommissioning of the proposal at the end of the operational period. Further, as is outlined within the Stormwater Management Plan (Appendix 14), it is considered that any potential impacts from the proposal on the water within and adjacent to the subject site are limited in nature and readily managed throughout the duration of the various components of the proposal. Therefore, it is considered that this proposal is consistent with the outcomes sought by this objective regarding land uses.</i>	
<b>Discharges to land and water</b>	
<b>Objective O36:</b> The runoff or leaching of contaminants to water from discharges to land is minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.	<b>Policy P66: Minimising discharges to water or land.</b> Discharges of contaminants to water or land will be minimised through the following hierarchy: (a) avoiding the production of the contaminant, (b) reducing the amount of contaminants, including by reusing, recovering or recycling contaminants, (c) minimising the volume or amount of the discharge, (d) discharging to land is promoted over discharging direct to water, including using land-based treatment, constructed wetlands or other systems to treat contaminants prior to discharge.

<p><b>Objective O37:</b> The amount of sediment-laden runoff entering water is minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.</p>	<p><b>Policy P68: Discharges to land</b> The discharge of contaminants to land shall be managed to:</p> <ul style="list-style-type: none"> <li>(a) minimise adverse effects on the life-supporting capacity of soil,</li> <li>(b) avoid creating contaminated land,</li> <li>(c) not exceed the capacity of the soil to treat, use or remove the contaminant,</li> <li>(d) not exceed the available capacity of the soil to absorb the discharge,</li> <li>(e) avoid significant adverse effects on public health and amenity,</li> <li>(f) not result in a discharge to water that causes more than a minor adverse effects, and</li> <li>(g) avoid, remedy or mitigate adverse effects on mana whenua values when considering applications for discharges to land which may adversely affect statutory acknowledgement areas, sites of significance, or Heritage New Zealand Pouhere Taonga sites, identified in this Plan, any relevant district plan, or in a planning document recognised by an iwi authority and lodged with a local authority.</li> </ul>
<p><b>Objective O41:</b> The environment is protected from the adverse effects of discharges of hazardous substances and the creation of contaminated land is avoided.</p>	<p><b>Policy P72: Priority Catchments.</b> Identify in Schedule Y priority catchments that are:</p> <ul style="list-style-type: none"> <li>(a) surface water catchments identified by Method M10 because of elevated nitrate and/or periphyton levels; and</li> <li>(b) surface water catchments that have water quality that exceeds: <ul style="list-style-type: none"> <li>(i) the A band for nitrate toxicity, or</li> <li>(ii) the national bottom-line for periphyton as set out in Appendix 2A of the NPS-FM 2020.</li> </ul> </li> </ul>
<p><b>Objective O42:</b> Contaminated land is identified and the discharges of contaminants are managed to protect the environment.</p>	<p><b>Policy P83: Minimising adverse effects of stormwater discharges</b> The adverse effects of stormwater discharges shall be minimised, including by:</p> <ul style="list-style-type: none"> <li>(a) using good management practice, and</li> <li>(b) taking a source control and treatment train approach to new activities and land uses, and</li> <li>(c) implementing water sensitive urban design in new subdivision and development, and</li> <li>(d) progressively improving existing stormwater, wastewater, road and other public infrastructure, including during routine maintenance and upgrade, and</li> <li>(e) managing localised adverse effects, including by addressing particular attributes appropriate to the receiving environment.</li> </ul>



	<p><b>Policy P84: Managing land use impacts on stormwater.</b> Land use, subdivision and development, including stormwater discharges, shall be managed so that runoff volumes and peak flows:</p> <ul style="list-style-type: none"> <li>(a) avoid or minimise scour and erosion of stream beds, banks and coastal margins, and</li> <li>(b) do not increase risk to human health or safety, or increase the risk of inundation, erosion or damage to property or infrastructure, including by retaining, as far as practicable, pre-development hydrological conditions in new subdivision and development.</li> </ul> <p><b>Policy P99: Discharges from contaminated land.</b> The discharge of hazardous substances from contaminated land is managed so that significant adverse effects on fresh water, including groundwater, coastal water, and air are avoided, remedied or mitigated to the extent practicable.</p>
<p><b>Comments:</b> <i>As outlined within the Stormwater Management Plan (Appendix 14), the proposal includes a number of elements to ensure that the stormwater associated with the proposal is within permitted levels, does not include any potential contaminants, and will not result in discharge of contaminants into any watercourse. As outlined within the Engineering Report (Appendix 13), the proposed site works will be managed to ensure that the construction activities also do not result in any discharges of contaminants to land or water from the proposal.</i></p> <p><i>As outlined within the Preliminary Site Investigation (PSI) (Appendix 15), the proposal will be supported by a Detailed Site Investigation (DSI), that is to be prepared by a suitably qualified and experienced contamination professional (a SQEP) as a condition of any resource consent to approve this application. This will ensure that any site works on and adjacent to the identified areas of contamination on the site are managed to ensure that they do not generate any discharges of contaminants to land or water, or adversely affect human health.</i></p> <p><i>Overall, it is therefore considered that the proposal will be suitably managed to ensure that any potential sources of discharges to land or water are managed to ensure that they result in outcomes that are consistent with those sought by these objectives and policies.</i></p>	

## 5.0 REGIONAL POLICY STATEMENT

### 5.1. Relevant Provisions of Regional Policy Statement for the Wellington Region

<p><b>Issues, Objectives, and Policies</b></p>
<p><b>Section 3.1: Air Quality</b></p>
<p><b>Issue 1. Impacts on amenity and wellbeing from odour, smoke and dust</b> Odour, smoke and dust affect amenity values and people’s wellbeing. These effects are generally localised and result from the following activities or land uses:</p> <ul style="list-style-type: none"> <li>(a) odour from activities – such as, rendering, spray painting and solvent use, landfills, sewage treatment plants, silage feeding and effluent spreading</li> <li>(b) smoke from domestic fires and backyard burning</li> <li>(c) dust from land uses or activities – such as, earthworks, quarries, and land clearance.</li> </ul>
<p><b>Objective 1</b> Discharges of odour, smoke and dust to air do not adversely affect amenity values and people’s wellbeing.</p>

**Issue 2. Health effects from discharges of fine particulate matter**

Fine particulate matter predominantly discharged from domestic fires, occasionally reaches concentrations that can harm people’s health. This can happen in valleys and areas where levels of fine particulate matter may build up during periods of cold calm weather.

**Objective 2**

Human health is protected from unacceptable levels of fine particulate matter.

**Comments:**

*The proposal will not result in discharges to air or adverse air quality, as the proposed construction activities will be undertaken in accordance with sediment and erosion control measures that are based upon industry best-practice and Council standards. Therefore, it is considered that the proposal will result in air quality outcomes that are consistent with those sought under the Regional Policy Statement (RPS).*

**Section 3.3: Energy, Infrastructure and Waste**

**Issue 1. Energy**

The Wellington region is dependent on externally generated electricity and overseas-sourced fossil fuels and is therefore vulnerable to supply disruptions and energy shortages. In addition, demand for energy is increasing. However, significant renewable energy resources exist within the region.

**Objective 9**

The region’s energy needs are met in ways that:

- (a) improve energy efficiency and conservation;
- (b) diversify the type and scale of renewable energy development;
- (c) maximise the use of renewable energy resources;
- (d) reduce dependency on fossil fuels; and
- (e) reduce greenhouse gas emissions from transportation.

**Policy 39: Recognising the benefits from renewable energy and regionally significant infrastructure – consideration**

When considering an application for a resource consent, notice of requirement or a change, variation or review of a district or regional plan, particular regard shall be given to:

- (a) the social, economic, cultural and environmental benefits of energy generated from renewable energy resources and/or regionally significant infrastructure; and
- (b) protecting regionally significant infrastructure from incompatible subdivision, use and development occurring under, over, or adjacent to the infrastructure; and
- (c) the need for renewable electricity generation facilities to locate where the renewable energy resources exist; and
- (d) significant wind and marine renewable energy resources within the region.

**Policy 57: Integrating land use and transportation – consideration**

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, for subdivision, use or development, particular regard shall be given to the following matters, in making progress towards achieving the key outcomes of the Wellington Regional Land Transport Strategy:

- (a) whether traffic generated by the proposed development can be accommodated within the existing transport network and the impacts on the efficiency, reliability or safety of the network;
- (b) connectivity with, or provision of access to, public services or activities, key centres of employment activity or retail activity, open spaces or recreational areas;
- (c) whether there is good access to the strategic public transport network;
- (d) provision of safe and attractive environments for walking and cycling; and
- (e) whether new, or upgrades to existing, transport network infrastructure have been appropriately recognised and provided for.

**Policy 65: Promoting efficient use and conservation of resources – non-regulatory**

To promote conservation and efficient use of resources by:

- (a) reducing, reusing and recycling waste;
- (b) using water and energy efficiently; and
- (c) conserving water and energy.

**Issue 2. Infrastructure**

Infrastructure enables communities to provide for their social, economic and cultural wellbeing. The management, use and operation of infrastructure can be adversely affected when incompatible land uses occur under, over, or adjacent.

**Objective 10**

The social, economic, cultural and environmental, benefits of regionally significant infrastructure are recognised and protected.

**Policy 39: Recognising the benefits from renewable energy and regionally significant infrastructure – consideration**

[text already included for this policy, above]

**Comments:**

*This proposal seeks to establish a commercial-scale renewable energy development, which will provide a local source of renewable energy for within the National Grid. As outlined within the various specialist reports supporting this application, the proposal will result in environmental effects that can be suitably avoided, remedied, and mitigated to ensure that the environmental, social, and cultural outcomes associated with this energy generation activity are consistent with those anticipated under the RPS while also achieving the benefits for the region that are sought.*

**Section 3.4: Fresh Water (including public access)**

**Issue 1. Pollution is affecting water quality in water bodies**

The water quality of rivers and streams, lakes, wetlands and groundwater in the region is being polluted by discharges and contaminants arising from urban and rural land uses.

**Objective 12**

The quantity and quality of fresh water:

- (a) meet the range of uses and values for which water is required;
- (b) safeguard the life supporting capacity of water bodies; and
- (c) meet the reasonably foreseeable needs of future generations.

**Policy 40: Maintaining and enhancing aquatic ecosystem health in water bodies – consideration**

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, particular regard shall be given to:

- (a) requiring that water quality, flows and water levels and aquatic habitats of surface water bodies are managed for the purpose of safeguarding aquatic ecosystem health;
- (b) requiring, as a minimum, water quality in the coastal marine area to be managed for the purpose of maintaining or enhancing aquatic ecosystem health; and
- (c) managing water bodies and the water quality of coastal water for other purposes identified in regional plans.

**Policy 41: Minimising the effects of earthworks and vegetation disturbance – consideration**

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, particular regard shall be given to controlling earthworks and vegetation disturbance to minimise:

- (a) erosion; and
- (b) silt and sediment runoff into water, or onto or into land that may enter water, so that healthy aquatic ecosystems are sustained.

**Policy 42: Minimising contamination in stormwater from development – consideration**

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, the adverse effects of stormwater run-off from subdivision and development shall be reduced by having particular regard to:

- (a) limiting the area of new impervious surfaces in the stormwater catchment;

- (b) using water permeable surfaces to reduce the volume of stormwater leaving a site;
- (c) restricting zinc or copper roofing materials, or requiring their effects to be mitigated;
- (d) collecting water from roofs for domestic or garden use while protecting public health;
- (e) using soakpits for the disposal of stormwater;
- (f) using roadside swales, filter strips and rain gardens;
- (g) using constructed wetland treatment areas;
- (h) using in situ treatment devices;
- (i) using stormwater attenuation techniques that reduce the velocity and quantity of stormwater discharges; and
- (j) using educational signs, as conditions on resource consents, that promote the values of water bodies and methods to protect them from the effects of stormwater discharges.

**Issue 2. Poor ecosystem function in rivers, lakes and wetlands**

The ecosystem function of some rivers, lakes and wetlands has been impaired, with some wetland and lowland stream ecosystems coming under particular pressure. Some activities that can impair ecosystem function are:

- (a) filling in gullies and ephemeral streams and straightening or piping small streams
- (b) lining stream banks and beds with rock or concrete
- (c) removing streamside vegetation
- (d) works in rivers, particularly during low flows
- (e) the introduction and spread of aquatic pests, including didymo and pest fish, and weeds in wetlands which displace wetland plants
- (f) stock access to river and stream beds, lake beds and wetlands, and their margins
- (g) creating impermeable land within a catchment through asphaltting, concreting and building structures
- (h) taking water from rivers and groundwater connected to rivers, wetlands and springs.

**Objective 13**

The region's rivers, lakes and wetlands support healthy functioning ecosystems.

**Policy 43: Protecting aquatic ecological function of water bodies – consideration**

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, particular regard shall be given to:

- (a) maintaining or enhancing the functioning of ecosystems in the water body;
- (b) maintaining or enhancing the ecological functions of riparian margins;
- (c) minimising the effect of the proposal on groundwater recharge areas that are connected to surface water bodies;
- (d) maintaining or enhancing the amenity and recreational values of rivers and lakes, including those with significant values listed in Table 15 of Appendix 1;
- (e) protecting the significant indigenous ecosystems and habitats with significant indigenous biodiversity values of rivers and lakes, including those listed in Table 16 of Appendix 1;
- (f) maintaining natural flow regimes required to support aquatic ecosystem health;
- (g) maintaining fish passage;
- (h) protecting and reinstating riparian habitat, in particular riparian habitat that is important for fish spawning;
- (i) discouraging stock access to rivers, lakes and wetlands; and
- (j) discouraging the removal or destruction of indigenous wetland plants in wetlands.

**Policy 64: Supporting a whole of catchment approach – non-regulatory**

Take a whole of catchment approach that recognises the inter-relationship between land and water, and support environmental enhancement initiatives to restore and enhance:

- (a) coastal features, ecosystems and habitats;
- (b) aquatic ecosystems and habitats; and
- (c) indigenous ecosystems and habitats.

**Comments:**

*The proposal, as is outlined within the various supporting specialist reports, has been designed to avoid where possible, and manage where not, effects on freshwater within the site, including the identified natural inland wetlands and the water race, which, for the purposes of the RPS is considered a river. This includes setting the proposed development back at least 10m from all such watercourses and waterbodies, not proposing to drain any of the waterbodies, design of all structures within the river (i.e. the three proposed culverts), and managing the discharge of any stormwater within the site. Overall, it is considered that the proposal will achieve freshwater outcomes that are consistent with those sought under the RPS.*

**Section 3.6: Indigenous Ecosystems**

**Issue 1. The region’s indigenous ecosystems are reduced in extent**

The region’s indigenous ecosystems have been significantly reduced in extent, specifically:

- (a) wetlands
- (b) lowland forests
- (c) lowland streams
- (d) coastal dunes and escarpments
- (e) estuaries
- (f) eastern ‘dry land’ forests.

**Issue 2. The region’s remaining indigenous ecosystems are under threat**

The region’s remaining indigenous ecosystems continue to be degraded or lost.

**Objective 16**

Indigenous ecosystems and habitats with significant biodiversity values are maintained and restored to a healthy functioning state.

**Policy 47: Managing effects on indigenous ecosystems and habitats with significant indigenous biodiversity values – consideration**

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, a determination shall be made as to whether an activity may affect indigenous ecosystems and habitats with significant indigenous biodiversity values, and in determining whether the proposed activity is inappropriate particular regard shall be given to:

- (a) maintaining connections within, or corridors between, habitats of indigenous flora and fauna, and/or enhancing the connectivity between fragmented indigenous habitats;
- (b) providing adequate buffering around areas of significant indigenous ecosystems and habitats from other land uses;
- (c) managing wetlands for the purpose of aquatic ecosystem health;
- (d) avoiding the cumulative adverse effects of the incremental loss of indigenous ecosystems and habitats;
- (e) providing seasonal or core habitat for indigenous species;
- (f) protecting the life supporting capacity of indigenous ecosystems and habitats;
- (g) remedying or mitigating adverse effects on the indigenous biodiversity values where avoiding adverse effects is not practicably achievable; and
- (h) the need for a precautionary approach when assessing the potential for adverse effects on indigenous ecosystems and habitats.

**Policy 64: Supporting a whole of catchment approach – nonregulatory**

[text already included for this policy, above]



**Comments:**

*The proposal acknowledges and incorporates the recommendations of the Ecological Assessment (Appendix 12) with regards to the potential habitat on-site for indigenous bat and skink species. As outlined within the Ecological Assessment (Appendix 12) and the Stormwater Management Plan (Appendix 14), the detailed design for the proposed culverts will incorporate relevant requirements and standards for the provision of fish passage, to ensure that indigenous freshwater habitats and ecology are not adversely affected by the proposal. Overall, it is considered that the proposal will result in indigenous ecosystem outcomes that are consistent with those anticipated under the RPS.*

**Section 3.9: Regional Form, Design and Function**

**Issue 2. Sporadic, uncontrolled and/or uncoordinated development**

Sporadic, uncontrolled and/or uncoordinated, development (including of infrastructure) can adversely affect the region’s compact form. This can, among other things, result in:

- (a) new development that is poorly located in relation to existing infrastructure (such as roads, sewage and stormwater systems) and is costly or otherwise difficult to service
- (b) development in locations that restrict access to the significant physical resource in the region – such as aggregate
- (c) the loss of rural or open space land valued for its productive, ecological, aesthetic and recreational qualities
- (d) insufficient population densities to support public transport and other public services
- (e) development in locations that undermine existing centres and industrial employment areas
- (f) loss of vitality and/or viability in the region’s central business district and other centres of regional significance
- (g) displacement of industrial employment activities from established industrial areas
- (h) adverse effects on the management, use and operation of infrastructure from incompatible land uses under, over, on or adjacent.

**Issue 3. Integration of land use and transportation**

A lack of integration between land use and the region’s transportation network can create patterns of development that increase the need for travel, the length of journeys and reliance on private motor vehicles, resulting in:

- (a) increased emissions to air from a variety of pollutants, including greenhouse gases
- (b) increased use of energy and reliance on non-renewable resources
- (c) reduced opportunities for alternate means of travel (such as walking and cycling), increased community severance, and increased costs associated with upgrading roads
- (d) increased road congestion leading to restricted movement of goods and services to, from and within the region, and compromising the efficient and safe operation of the transport network
- (e) inefficient use of existing infrastructure (including transport orientated infrastructure).

**Objective 22**

A compact well designed and sustainable regional form that has an integrated, safe and responsive transport network and:

- (a) a viable and vibrant regional central business district in Wellington city;
- (b) an increased range and diversity of activities in and around the regionally significant centres to maintain vibrancy and vitality<sup>2</sup>;
- (c) sufficient industrial-based employment locations or capacity to meet the region’s needs;
- (d) development and/or management of the Regional Focus Areas identified in the Wellington Regional Strategy<sup>3</sup>;
- (e) urban development in existing urban areas, or when beyond urban areas, development that reinforces the region’s existing urban form;
- (f) strategically planned rural development;
- (g) a range of housing (including affordable housing);
- (h) integrated public open spaces;



- (i) integrated land use and transportation;
- (j) improved east-west transport linkages;
- (k) efficiently use existing infrastructure (including transport network infrastructure); and
- (l) essential social services to meet the region’s needs.

**Policy 56: Managing development in rural areas – consideration**

When considering an application for a resource consent or a change, variation or review of a district plan, in rural areas (as at March 2009), particular regard shall be given to whether:

- (a) the proposal will result in a loss of productive capability of the rural area, including cumulative impacts that would reduce the potential for food and other primary production and reverse sensitivity issues for existing production activities, including extraction and distribution of aggregate minerals;
- (b) the proposal will reduce aesthetic and open space values in rural areas between and around settlements;
- (c) the proposal's location, design or density will minimise demand for non-renewable energy resources; and
- (d) the proposal is consistent with the relevant city or district council growth and/or development framework or strategy that addresses future rural development; or
- (e) in the absence of such a framework or strategy, the proposal will increase pressure for public services and infrastructure beyond existing infrastructure capacity.

**Policy 58: Co-ordinating land use with development and operation of infrastructure – consideration**

When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan for subdivision, use or development, particular regard shall be given to whether the proposed subdivision, use or development is located and sequenced to:

- (a) make efficient and safe use of existing infrastructure capacity; and/or
- (b) coordinate with the development and operation of new infrastructure.

**Comments:**

*As is outlined within the Landscape Assessment (Appendix 7), the subject site is considered to be an appropriate location for this proposal, given its position between a local TransPower substation and the adjacent Waingawa Industrial zone. The proposal has also been found, as outlined within the Land Use Capability Assessment (Appendix 9) that the proposal will not have a long term impact on the capacity of this rural land to accommodate land based primary production activities. Further, the subject site will be subject to grazing of sheep around the PV modules for the duration of the development, thus ensuring that the site continues to be utilised for an appropriate land based primary production activity while also accommodating commercial-scale renewable energy generation.*

*Overall, it is considered that the proposal represents an appropriate use of this rural land, and is therefore consistent with the outcomes sought under the RPS.*

**Section 3.10: Resource Management with Tangata Whenua**

**Issue 1. Lack of involvement in resource management decision-making**

Lack of tangata whenua involvement in resource management decision-making.

**Objective 23**

The region’s iwi authorities and local authorities work together under Te Tiriti partner principles for the sustainable management of the region’s environment for the benefit and wellbeing of the regional community, both now and in the future.

**Policy 66: Enhancing involvement of tangata whenua in resource management decision-making – non-regulatory**

To enhance involvement of tangata whenua in resource management decision-making by improving opportunities for iwi authority representatives to participate in local authority decision-making.

<p><b>Issue 2. Loss of mauri</b> Loss of mauri, particularly in relation to fresh and coastal waters.</p>
<p><b>Objective 26</b> Mauri is sustained, particularly in relation to coastal and fresh waters.</p>
<p><b>Policy 49: Recognising and providing for matters of significance to tangata whenua – consideration</b> When preparing a change, variation or review of a district or regional plan, the following matters shall be recognised and provided for:</p> <ul style="list-style-type: none"> <li>(a) the exercise of kaitiakitanga;</li> <li>(b) mauri, particularly in relation to fresh and coastal waters;</li> <li>(c) mahinga kai and areas of natural resources used for customary purposes; and</li> <li>(d) places, sites and areas with significant spiritual or cultural historic heritage value to tangata whenua.</li> </ul>
<p><b>Issue 3. Quality, quantity and access to mahinga kai and natural resources used for customary purposes</b> Continuing loss of quality, quantity, and access to mahinga kai and natural resources used for customary purposes.</p>
<p><b>Objective 27</b> Mahinga kai and natural resources used for customary purposes, are maintained and enhanced, and these resources are healthy and accessible to tangata whenua.</p>
<p><b>Policy 49: Recognising and providing for matters of significance to tangata whenua – consideration</b> [text already included for this policy, above]</p>
<p><b>Comments:</b> <i>The proposal will not alter the current ability for mana whenua to exercise customary rights and access to ancestral lands, water sites, waahi tapu or other taonga. While consultation with mana whenua in relation to this proposal is ongoing, all indications to-date from both Ngāti Kahungunu ki Wairarapa and Rangitāne o Wairarapa have been that they are either supportive, or at least do not oppose the proposal. To the best of the author’s humble ability to comment on, as a pakeha and as someone who does not represent either of the 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 the RPS.</i></p>
<p><b>Section 3.11: Soil and Minerals</b></p>
<p><b>Issue 2. Reduction of soil health</b> Some land use practices are reducing the health and productive capability of soils.</p>
<p><b>Issue 3. Highly productive agricultural land under threat from development</b> Highly productive agricultural land (Class I and II land) is under threat from development, including residential development and the construction of roads.</p>
<p><b>Issue 4. Contaminated land</b> Some land where hazardous substances have been manufactured, used or stored – such as gas works, petrol stations, landfills, and sheep dips – have contaminated soils. Development of that land for new uses may not be safe if soils are contaminated.</p>
<p><b>Objective 30</b> Soils maintain those desirable physical, chemical and biological characteristics that enable them to retain their ecosystem function and range of uses.</p>
<p><b>Policy 34: Controlling activities on contaminated land – district plans</b> District plans shall include policies and rules that control activities on contaminated land so that those activities are not adversely affected by the contamination.</p>

**Policy 59: Retaining highly productive agricultural land (Class I and II land) – consideration**

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, particular regard shall be given to safeguarding productive capability on Class I and II land.

**Comments:**

*The proposal is supported by contamination (PSI) and Land Use Capability Assessment (Appendices 15 and 9, respectively) which outline that the proposal will ensure that effects from developing a site that is both subject to contaminated soils and highly productive soils are suitably managed to ensure there is no discharge of contaminants or loss of productive capacity of the subject site. Overall, it is considered that the proposal will achieve outcomes for soil that are consistent with those anticipated under the RPS.*