

8 TANGATA WHENUA

8.1 Introduction

As tangata whenua, Rangitaane o Wairarapa and Ngati Kahungunu ki Wairarapa have occupied the Wairarapa for centuries. Both Iwi are holders of traditional knowledge and practices, and have developed a special relationship with the environment and continue to act as Kaitiaki of their tribal areas.

Section 6 of the Resource Management Act 1991 requires the relationship of Maori, their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga, be recognised and provided for as a matter of national importance. The Act also requires the protection of recognised customary activities as a matter of national importance. In addition, Section 7 states, when managing the use, development, and protection of natural and physical resources, particular regard needs to be given to Kaitiakitanga (traditional guardianship).

In carrying out functions and powers in relation to the use, development and protection of natural and physical resources the Councils must take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) under Section 8 of the Act. The principles of the Treaty of Waitangi are not specified in the Act but have been, and will continue to be, defined by the Courts.

There are many ways in which the Councils may fulfil their obligations to Maori under the Act. The Councils will continue to work with Tangata Whenua in managing the natural and physical resources, through the resource management processes.

8.2 Significant Resource Management Issues

1. Appropriate ways need to be adopted to take account of Tangata Whenua values and to involve Tangata Whenua in resource management decision-making.
2. Resources of cultural and spiritual significance to Tangata Whenua can be lost or compromised if development occurs without considering the value or importance of the site.

8.3 Objectives, Policies and Methods

8.3.1 Objective TW1 – Recognition of Values & Traditional Relationships

To recognise and provide for the cultural values and relationship of Tangata Whenua in managing the natural and physical resources and the effects of activities, while taking into account the principles of the Treaty of Waitangi.

8.3.2 TW1 Policies

- (a) Recognise Tangata Whenua values and provide for Tangata Whenua to maintain and enhance their traditional relationship with the natural environment.

Implemented through Method 0, 8.3.4(h), 8.3.4(j) and 8.3.4(k)

*Implemented through Method
8.3.4(a) 0, and 8.3.4(h), 8.3.4(k)*

- (b) Have particular regard to the exercise of kaitiakitanga by Tangata Whenua in the management of activities and resources.
- (c) Protect waahi tapu, sites of cultural importance and other taonga.

*Implemented through Method
8.3.4(b), 8.3.4(c), 0, 8.3.4(e),
8.3.4(f), 8.3.4(g), 8.3.4(i), 8.3.4(j)
and 8.3.4(k)*

8.3.3 Explanation

The Act requires all those exercising powers and duties under the Act to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). Over time the meaning and practical implications of the principles will be interpreted through jurisprudence. These interpretations will provide a framework for addressing resource management issues confronting the Councils.

To realise the Act's obligations and provide for the cultural values of Tangata Whenua in the resource management process, the Councils need to understand and appreciate the concept of Kaitiakitanga (the exercise of guardianship). The Act requires that the Maori cultural and traditional relationship with their ancestral lands, water, sites of significance, waahi tapu, and other taonga be recognised and provided for as a matter of national importance. To achieve these requirements it may be necessary for Tangata Whenua, as custodians of their cultural history, to (where appropriate) share their understanding, knowledge and belief systems, of the natural and physical resources, with the Councils. Tangata whenua, with this history and knowledge, can positively contribute to environmental management in the Wairarapa beyond solely the avoiding, remedying or mitigating adverse environmental impacts of activities.

Where Tangata Whenua are comfortable about sharing information on the location and/or significance of sites, the Plan identifies and protects those sites. Recognising and providing for the belief and value systems of Tangata Whenua facilitates a better response to cultural and spiritual values through the resource management process. Consultation between parties provides the basis for achieving a greater empathy between Tangata Whenua and the Councils.

The Act requires that waahi tapu be recognised and provided for, whether identified in the Plan or not. However, identifying significant sites in the Plan provides an opportunity to resolve issues prior to a resource consent process, thereby increasing the likelihood of parties reaching a mutually beneficial agreement. If sites of significance to Tangata Whenua are identified in the Plan, resource consent applicants can identify and provide for the sites' values during development planning.

8.3.4 Methods to Implement Tangata Whenua Policies

- (a) Establish agreed processes with Tangata Whenua to investigate how significant sites and issues can be identified and addressed in an appropriate way without divulging sensitive information.
- (b) Identification of culturally significant sites to Tangata Whenua (as appropriate) through a reference system of the sites.
- (c) Rules in the Plan protecting waahi tapu and taonga sites identified by Tangata Whenua.

- (d) Establish agreed processes with Rangitaane o Wairarapa and Ngati Kahungunu ki Wairarapa for consultation on resource consents where appropriate.
- (e) Assessment of environmental effects on sites of significance to Tangata Whenua, where an activity is subject to resource consent.
- (f) Conditions on resource consents including covenants on Certificates of Title and consent notices to control the effects of activities.
- (g) Financial contributions for reserves and other potential mechanisms to protect identified sites of significance.
- (h) Encouragement for Iwi to prepare Management or Environmental Plans that identify issues of significance to Tangata Whenua and provide guidance on managing sites and values within their Rohe.
- (i) Council encouragement of information and education on the importance of sites of significance to Tangata Whenua and the mechanisms available to protect these sites.
- (j) Encouragement for landowners to recognise and respect waahi tapu sites.
- (k) Facilitation/support for voluntary instruments, such as Memorandums of Understanding, and undertaking of Cultural Impact Assessments, between landowners and Tangata Whenua for development proposals near or with significant sites.
- (l) Funding allocation through the Strategic and Long Term Council Community Plan (LTCCP) to increase the effectiveness of tangata whenua participation in resource management processes.
- (m) Promote greater involvement of Iwi in resource management.
- (n) Policies and rules within the Regional Policy Statement and Regional Plans that offer further protection to sites of significance.

8.3.5 Principal Reasons for Adoption

The Councils recognise the contribution Tangata Whenua can make to effective resource management in the Wairarapa. Councils will continue to consult with Tangata Whenua to establish and implement the methods Tangata Whenua wish to pursue in recognition of their Kaitiakitanga, and to enable the Councils to fulfil their obligations under Sections 6, 7 and 8 of the Act. Recognising and providing for sites of significance to Tangata Whenua is an eminent issue in the Wairarapa. A range of methods to achieve this has been identified so that each Iwi/Hapu will be able to determine which method or methods suit them best.

8.4 Anticipated Environmental Outcomes

- (a) Tangata Whenua actively participating in the resource management processes, and managing their ancestral lands and resources.

- (b) Greater recognition and provision for the protection of sites of significance to Tangata Whenua within resource management processes.
- (c) Identify Sites of Significance to Tangata Whenua, where appropriate, to assist the resource consent process.

9 LANDSCAPE

9.1 Introduction

The Purpose of the Resource Management Act is to promote the sustainable management of natural and physical resources. In achieving the Purpose of the Act, Section 6 of the management Act 1991 requires recognition and provision for the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development, and Section 7 of the Act requires the Council to have regard to the maintenance and enhancement of amenity values, which includes values associated with the landscape.

The term “landscape” refers to the visual interaction of natural and cultural processes. The significance of any one landscape is determined by a complex interaction of many factors, such as the size, shape and the scarcity of a landscape feature within the Wairarapa or indeed New Zealand. The dominance in the landscape of features such as relatively high or unusual hills, mountains or ridgelines make many landscapes of significant value to the community – for example, the Taipos at Tinui and Mangapakeha. However, the values associated with some landscapes may be the product not so much of prominence but of other more intrinsic values, such as the association of vineyards with a locality.

The significance of a landscape may also be influenced on the extent that people value features and areas, for both their intrinsic qualities and the way they experience the environment. Some landscape and natural features have strong cultural or historic associations, such as Kupe’s Sail near Cape Palliser. Consideration should therefore not be limited to the natural landscape, nor restricted to visual aspects. Landscape values may derive from physical and perceptual factors, resulting from layers of association and meaning and different cultural values attributed over time.

While landscapes change over time through natural processes such as erosion, such changes are usually gradual, extending over many millennia. Landscapes also change through the effects of human activity; indeed, the character of many landscapes has been primarily formed by human activities. In the Wairarapa, the clearance of indigenous forests and the establishment of pastoral farming has been the principal forming influence. Many features are more visually more prominent because of the lack of forest cover.

The Wairarapa’s landscape will continue to change over time, as human activities alter its character, such when farms are converted to commercial forestry. The way we value such landscapes will also alter over time, and it would be inappropriate to try and ‘freeze’ the landscapes of today. However, many changes can be accommodated within some landscapes without losing the core values that are associated with those landscapes.

Outstanding Landscapes refers to those landscapes that have been identified mainly for their eminent natural attributes although they may also have high cultural meaning. Such landscapes are outstanding at a district, regional or national level, and outside the conservation estate, such landscapes make up a very small proportion of the total Wairarapa.

Outstanding Natural Features are natural landforms and geological features of particular note in the Wairarapa. They have been created as a result of the interaction of a number of natural processes that are occurring at an extremely slow rate.

Many of the identified Outstanding Landscapes and Natural Features are in are located within Forest Parks and Reserves and are, therefore, protected under different legislation, such as the Reserves Act 1977 and the Conservation Act 1987. Others are located in remote areas, with limited or no vehicular access or other infrastructure, and therefore development opportunities are limited. However, whatever the risks of degradation, the outstanding landscapes and natural features of the Wairarapa need to be managed in a way that would prevent inappropriate development, use or subdivision from diminishing their value. Such risks arise from obstructive structures or earthworks that would visually detract from their physical, and perceptual, values.

Many landscapes may have significant values, in that, while they cannot be regarded as outstanding, they still have values that are important to the community and that contribute to the particular characteristics and amenity values of an area. These values may be derived from the physical attributes of an area, the form and density of development and land use, or from features of the landscape that add to the overall character of a locality.

The management of significant landscape values may be more problematic where the area is a working environment, as is much of rural Wairarapa, and where changing land use is essential to the economic and social wellbeing of the area. There is a need therefore to manage change in a way that allows for ongoing development, but where opportunities for maintaining the landscape values are encouraged.

9.2 Significant Resource Management Issues

1. The need to comprehensively and consistently identify those landscapes and natural features in the Wairarapa that are considered to be outstanding within a national and regional context.
2. Earthworks and other landform modifications can adversely affect outstanding landscapes and natural features.
3. The inappropriate siting, bulk and design of buildings and other structures can have adverse effects on the Wairarapa's outstanding landscapes and natural features.
4. For those outstanding landscapes and natural features outside the public estate, providing for the protection of their values from the adverse effects of activities in a manner that takes due regard of the reasonable exercise of private property rights.
5. Subdivision, land use and development throughout the Wairarapa can adverse effect those key landscape values that contribute to the amenity values, special characteristics and environmental quality of each locality.

9.3 Objectives, Policies and Methods

9.3.1 Objective Lan1 – Outstanding Landscape & Natural Features

To identify and protect the Wairarapa's outstanding landscapes and natural features from the adverse effects of inappropriate subdivision, use and development.

9.3.2 Lan1 Policies

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| (a) Comprehensively and consistently identify and assess the outstanding landscapes and natural features within the Wairarapa. | <i>Implemented through Method 9.3.4(a) and 9.3.4(f)</i> |
| (b) Manage the effects of activities with the potential to adversely affect the attributes and values of outstanding landscapes and natural features. | <i>Implemented through Method 9.3.4(b), 9.3.4(c) and 9.3.4(d)</i> |
| (c) Protect the particular attributes and values of outstanding landscapes and natural features from inappropriate development, with any adverse effects on those attributes and values being avoided, remedied or mitigated. | <i>Implemented through Method 9.3.4(b), 9.3.4(c) and 9.3.4(d)</i> |
| (d) Encourage new development to be located and designed in a way that protects the attributes and values of the Wairarapa's outstanding landscapes and natural features. | <i>Implemented through Method 9.3.4(e), 9.3.4(h), 9.3.4(l) and 9.3.4(m)</i> |
| (e) Increase public awareness of landscape values and their importance, and encourage the community and landowners to support protection of the Wairarapa's outstanding landscapes and natural features. | <i>Implemented through Method 9.3.4(e) and 9.3.4(j)</i> |
| (f) Provide support and incentives as appropriate to landowners in the protection of outstanding landscapes and natural features. | <i>Implemented through Method 9.3.4(e) and 9.3.4(h)</i> |
| (g) Ensure subdivision and development is managed by having regard to the adverse effects on the landscape values of the site and locality. | <i>Implemented through Method 9.3.4(b), 9.3.4(c) and 9.3.4(d)</i> |

9.3.3 Explanation

The outstanding landscapes and natural features identified in the District Plan range from special coastal features through to prominent inland features. These areas and features contribute to the Wairarapa's distinctive character, and are important attributes in influencing the perception, memory and attachment of people to the area. Such landscapes are also important elements in the attractiveness of the Wairarapa to visitors and tourists.

Outstanding landscapes and natural features often have values other than geological interest or visual prominence. Many have cultural or historic heritage values that provide an intrinsic importance that is not always recognisable through their visual qualities.

While the District Plan recognises a range of outstanding landscapes and natural features based on previous listings, there is a need to ensure a comprehensive and consistent assessment of landscape values across all of the Wairarapa. For this reason, a commitment has been made to undertake a Wairarapa-wide landscape assessment to ensure that all natural features and

areas have been considered and assessed on a common basis, and with due consultation with landowners and the wider community.

For activities that may have an adverse effect on the values of the identified outstanding landscapes and natural features, controls are required to ensure that the proposal can be adequately assessed for its impact on the landscape and/or feature. Through the resource consent process, the intensity, scale, location and design of a proposed activity or development will be assessed to determine the potential disruption to the landscape patterns and character. Policy and assessment criteria will assist decision-making to ensure development within these areas is compatible with the landscape character, feature or area.

The effectiveness of measures to avoid, mitigate or remedy any potential adverse effects within an Outstanding Landscape Area will differ on a case-by-case basis, as it depends, for example, on such factors as the vegetative cover and the area's visual prominence within the larger landscape context. Contouring land, re-vegetating earthworked areas, screen planting, locating buildings amongst existing vegetation or below the skyline or ridgeline, or modifying the colour or reflectivity of structures are examples of measures that may avoid or mitigate potential adverse effects.

Providing information on the Wairarapa's outstanding landscapes and natural features, including ways to design development in a manner that avoids or mitigates any potential adverse effects, will support the other policies. Where necessary, it may be appropriate to provide direct support to landowners to protect outstanding landscapes and natural features within their property through the use of a range of incentives and assistances.

It is important to consider wider landscape values outside outstanding landscapes and natural features are recognised in the management of subdivision and land development across the Wairarapa. Such values are important elements to an area's amenity values, and to the general perceptions of the Wairarapa. As landscape attributes and values vary from vicinity to vicinity, the response to protecting or enhancing landscape values will need to differ accordingly, with reference to the particular circumstances and context of each proposal.

9.3.4 Methods to Implement Landscape Policies

- (a) By 2009, initiate a comprehensive assessment of landscape values across the Wairarapa, in consultation with landowners, stakeholders and the wider community with the consequent application of appropriate methods to manage those values.
- (b) Rules in the Plan for activities within outstanding landscapes, and natural features to establish minimum thresholds of potential adverse change.
- (c) Through the resource consent process, assessment of environmental effects where an activity exceeds the minimum thresholds within a defined outstanding landscape and natural feature.
- (d) Conditions on resource consents, including consent notices and covenants on Certificates of Title to control the adverse effects of activities on landscape values.

-
- (e) Information and education on the value of the Wairarapa's outstanding landscapes and natural features, and on the ways to avoid or mitigate any adverse effects on those values when planning an activity or development.
 - (f) Identification of Outstanding Landscapes and Natural Features using the following criteria:
 - Natural science factors;
 - Aesthetic values;
 - Transient values;
 - Expressiveness/legibility;
 - Historical associations;
 - Value to Tangata Whenua;
 - Whether the values are shared and recognised.
 - (g) Monitoring the Wairarapa's outstanding landscapes and natural features to identify where noticeable landscape, visual and amenity change is occurring, and review the District Plan if necessary.
 - (h) Incentives as appropriate to encourage landowners to protect outstanding landscape values, such as, but not limited to, rates relief and assistance with applications for protective covenants.
 - (i) Subdivision to create conservation lots for separate tenure and protection of outstanding landscapes and natural features.
 - (j) Financial Contributions.
 - (k) Information through the Land Information Memorandum process under the Local Government Act 1974 to inform landowners and developers whether an allotment is located within and/or contains an outstanding landscapes and natural feature.
 - (l) Allocation of funds through Strategic and Long Term Council Community Plan (LTCCP) processes for initiatives that support the landscape policies.
 - (m) The application as appropriate of other legislation such as the Conservation Act 1987, Historic Places Act 1993 and Reserves Act 1977 to support landscape policies.
 - (n) Purchase of outstanding landscapes and natural features where full protection of the asset is justifiable and necessary.
 - (o) Use Heritage Orders, Conservation Plans and Covenants to protect specific areas or features, particularly significant places under immediate risk of destruction.

9.3.5 Principal Reasons for Adoption

Collectively, the above methods are the most appropriate ways to recognise and protect the outstanding landscapes and natural features of the Wairarapa.

First, the District Councils have committed to undertake a Wairarapa-wide assessment of the area's landscape values, based on a consistent set of criteria, and with consultation with landowners and the wider community. Part of the assessment process will be a review of the methods used to protect and

enhance landscape values to ensure that the most effective means are being applied.

For identified outstanding landscapes and natural features, some minimal thresholds are required to establish a baseline of effects, above which activities may create adverse effects on landscape values. Through the resource consent process, the potential impacts on landscape values can be assessed, including the means to avoid, remedy or mitigate adverse effects.

Education about landscape values and issues is a means of encouraging landscape protection, particularly to encourage protection measures to be voluntarily incorporated into site design and layout. The councils have a range of other methods available to use as appropriate to protect outstanding landscapes and natural features, including funding of initiatives through the Long Term Council Community Plan (LTCCP), the creation and development of reserves or conservation lots, covenants on new titles, the provision of information, and incentives to landowners for landscape protection.

Many of these methods can also be applied through the subdivision and land development process to ensure that new land uses and intensification do not significantly degrade the contribution that landscape provides to the amenity values and character of the Wairarapa.

9.4 Anticipated Environmental Outcomes

- (a) Protection of outstanding landscapes and natural features from the adverse effects of activities and development.
- (b) Maintenance of local amenity values through subdivision and land development.
- (c) Greater public awareness of the importance of the Wairarapa's outstanding landscapes and natural features.

10 HISTORIC HERITAGE

10.1 Introduction

Section 6(f) of the Resource Management Act 1991 requires Councils to recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development. The Act defines historic heritage as meaning those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- (i) Archaeological;
- (ii) Architectural;
- (iii) Cultural;
- (iv) Historic;
- (v) Scientific;
- (vi) Technological;

and includes—

- (i) Historic sites, structures, places, and areas; and
- (ii) Archaeological sites; and
- (iii) Sites of significance to Maori, including waahi tapu; and
- (iv) Surroundings associated with the natural and physical resources.

The Wairarapa's rich cultural and spiritual heritage is found in:

- Buildings, features and trees of historic heritage value;
- Sites of archaeological importance;
- Sites of significance to Wairarapa Maori, including waahi tapu;
- Precincts – areas of buildings or other features that, collectively, have significant historic heritage value.

These historic resources are important as they represent linkages to the past and provide insights into the way the Wairarapa's communities and settlements have developed. They also contribute to the character and amenity values of localities, particularly where there are neighbourhoods containing relatively numerous historic heritage buildings and features.

Historic heritage includes sites where physical traces of past activity remain such as former buildings, sites of human occupation, burial and archaeological sites. It also includes places that are significant for their spiritual or historical associations, such as places where historic events took place.

Historic resources are finite and can be vulnerable to disturbance, damage or destruction from land use. Risks include earthworks, inappropriate development or incompatible adjoining uses. While the protection of Wairarapa's historic heritage is important, it is also essential that properties with historic heritage values in private ownership can be used and upgraded by their owners.

Plan Change 4

Some areas of the Wairarapa have significant historic heritage as a consequence of the combined character and values associated with a number of buildings and structures within a locality, many of which individually may not be regarded as significant. Such 'precincts' include the town centres of the South Wairarapa (including a residential extension along Main street in Greytown), as well as some older residential areas within Masterton.

To date, there has been a range of investigations into buildings, structure, features and sites with significant historic heritage values in the Wairarapa, and a relatively comprehensive inventory is established. However, it is acknowledged that not all historic heritage has yet been thoroughly identified and assessed and therefore there is a need to ensure that further investigations are undertaken to ensure a comprehensive, consistent and accessible body of information is available on all of the Wairarapa's historic heritage, whether it relates to archaeological sites, sites of significance to Maori, historic sites or buildings. As further historic heritage is identified and evaluated for its value and significance, it can be included in the schedule and protected by the provisions of the Plan when appropriate through a Plan Change.

It should be highlighted that the New Zealand Historic Places Trust has very little direct control over the historic heritage resources of the Wairarapa. The Trust focuses on encouraging greater individual and corporate awareness of the country's historic heritage, seeking to have historic heritage used or inhabited in a way that protects its key values.

Similarly, while all recorded archaeological sites, as well as all unknown archaeological sites, are statutorily protected under the Historic Places Act 1993, irreversible damage can occur before the Trust is notified when land is developed. It is therefore important that the Councils maintain ongoing liaison with the Trust and other organisations.

Another important element of the historic heritage of the Wairarapa are those trees that have some significance, whether due to their rarity, prominence, historic relationship or collective values. Without adequate recognition and protection, such trees can be easily damaged or lost through inadvertent actions.

10.2 Significant Resource Management Issues

1. The need to comprehensively and consistently identify historic heritage in the Wairarapa.
2. The adverse effects that earthworks, demolition and modifications can have on the Wairarapa's historic heritage, particularly archaeological sites and buildings with historic heritage values.
3. The management of historic heritage outside the public estate should allow property-owners to use their property while protecting the particular historic heritage values of their property.
4. The problems of having a multitude of property-owners, residents and businesses within Historic Heritage Precincts using or changing their properties in a way that, while minor at an individual level, could collectively diminish the historic heritage values of the area.
5. Most of the Wairarapa's historic heritage requires active management in a way to ensure its continued existence and enhancement.

6. The potential for the inadvertent damage or destruction of notable trees within the Wairarapa.

10.3 Objectives, Policies and Methods

10.3.1 Objective HH1 – Historic Heritage Values

To recognise and protect the important historic heritage of the Wairarapa.

10.3.2 HH1 Policies

- (a) Identify significant historic heritage. *Implemented through Method 10.3.4(a), 10.3.4(f) and 10.3.4(g)*
- (b) Avoid, remedy or mitigate the potential adverse effects of subdivision, development and use on historic heritage. *Implemented through Method 10.3.4(b), 10.3.4(c) and 10.3.4(d)*
- (c) Ensure the important attributes of historic heritage is not disturbed, damaged or destroyed, by inappropriate subdivision, use and development. *Implemented through Method 10.3.4(b), 10.3.4(c) and 10.3.4(d)*
- (d) Provide for the use of historic heritage where the activity is compatible with the identified historic attributes and qualities and there are no more than minor adverse effects on the historic heritage values. *Implemented through Method 10.3.4(b)*
- (e) Provide for land subdivision to create conservation lots to protect recognised historic heritage. *Implemented through Method 10.3.4(b) and 10.3.4(j)*
- (f) Increase public awareness of historic values and their importance, and encourage the community to support the protection and conservation of historic heritage. *Implemented through Method 10.3.4(e), 10.3.4(l) and 10.3.4(o)*

10.3.3 Explanation

New development and activities may damage or destroy historic heritage. Once historic heritage is modified, it is often not feasible to restore it to its original state. Consequently, it is crucial that historic heritage is considered prior to development so any potential irreversible damage can be identified and avoided, remedied or mitigated.

A well-recognised and effective method is the identification of historic heritage in the Plan, based on a robust assessment and consultation process, with applicable rules to manage the adverse effects of activities and development.

The attributes and values of historic heritage need to be thoroughly considered and protected when new uses are proposed. For example, an historic building may be re-used for a contemporary purpose, providing the values and integrity of the building are not compromised. In many cases, the redevelopment of historic heritage should be able to sympathetically extend its life. For example, upgrading an old house may involve the restoration of some of the original design, material and fabric to the building, or restoring the surrounding gardens.

Some neighbourhoods in the Wairarapa have significant historic heritage, associated with the age, character and social background of development in the area (for example, the Victoria Street residential area in Masterton). To protect the integrity of the historic heritage in these areas from inappropriate

development and use, such areas need to be managed in a way that can adequately recognise and protect the collective attributes and values.

Any subdivision of land containing historic heritage will need to be assessed with consideration to the significance of and potential effects on the place. For example, the heritage significance of many houses may be diminished if the land on which they are located is subdivided in a manner that results in an overly dense coverage, particularly with modern buildings located in relatively close proximity.

With a few exceptions, the protection and enhancement of the Wairarapa's historic heritage is largely in private landowners' hands. While many owners value and treasure the heritage significance of their property, there is still a need to ensure that all owners of historic heritage are aware of the importance of their property, and of ways to protect and enhance it. In addition to raising awareness, property-owners should be supported by finding appropriate forms of incentives or other support to assist initiatives to protect and enhance historic heritage.

10.3.4 Methods to Implement Historic Heritage Policies

- (a) The comprehensive and consistent identification of historic heritage in the Wairarapa.
- (b) Rules to avoid, remedy or mitigate the adverse effects of activities on historic heritage.
- (c) Assessment of environmental effects where an affecting historic heritage is subject to resource consent.
- (d) Conditions on resource consents, including consent notices and covenants on Certificates of Title to avoid, remedy or mitigate the effects of activities on historic heritage.
- (e) Information and education on the values of the Wairarapa's historic heritage and the need to consider those values when planning an activity or development.
- (f) Identification of historic heritage important to the Wairarapa community using the New Zealand Historic Places Trust Register and, as appropriate, the New Zealand Archaeological Association Site Recording Scheme.
- (g) Identify notable trees important to the Wairarapa community using the STEM criteria.
- (h) Monitoring changes to the historic heritage of the Wairarapa to ensure heritage values are being appropriately protected or enhanced.
- (i) Incentives to encourage landowners to protect historic heritage, such as rates relief and assistance with applications for protective covenants.
- (j) Subdivision to create conservation lots for separate tenure and protection of historic heritage.
- (k) Financial Contributions.
- (l) Information through the Land Information Memorandum process under the Local Government Act 1974 to inform landowners and

developers whether an allotment is known to contain historic heritage.

- (m) Allocation of funds through Strategic and Long Term Council Community Plan (LTCCP) processes for initiatives that support the historic heritage policies.
- (n) The appropriate applications of other legislation such as the Conservation Act 1987, Historic Places Act 1993 and Reserves Act 1977 to support the historic heritage policies.
- (o) Cooperation with groups and interested parties involved in heritage protection.
- (p) Purchase of historic heritage assets where full protection of the asset is justifiable.
- (q) Use Heritage Orders, Conservation Plans and Covenants to protect historic heritage, particularly significant places under immediate risk of destruction.

10.3.5 Principal Reasons for Adoption

Heritage protection is most effectively achieved through a range of regulatory and non-regulatory methods. Heritage resources are finite and relatively sensitive to the effects of development and activities – even minor changes to a building, for example, can degrade its heritage significance.

It is therefore vital to identify and manage historic heritage to ensure its protection in an efficient and effective way. Where modifications have the potential to adversely affect a place, the resource consent process is an effective means not only of controlling changes, but also in monitoring changes to the Wairarapa's heritage resources, in determining the most appropriate form of changes, and in recording information on historic heritage.

Raising awareness of historic heritage and methods for protecting and enhancing historic heritage through education is also an important aspect of heritage protection, enabling wider knowledge and appreciation of heritage issues, as well as promoting private initiatives to enhance historic heritage.

There are also a number of other statutory functions and powers that can be applied as appropriate to protect the Wairarapa's historic heritage, including covenants on titles through subdivisions, financial incentives, and information on the Council's information systems.

10.4 Anticipated Environmental Outcomes

- (a) Protection of historic heritage from the adverse effects of activities and development.
- (b) Greater public awareness of the importance of the Wairarapa's historic heritage.
- (c) Well-maintained and sympathetically upgraded and enhanced historic heritage.

11 INDIGENOUS BIODIVERSITY

11.1 Introduction

The Wairarapa has a rich biodiversity, comprising of some special plants and animals that are unique to the Wairarapa.

The Resource Management Act requires District Councils to recognise and provide for the protection of significant indigenous vegetation and significant habitats of indigenous fauna. In addition, a function of District Councils under the Act is the control of any effects of the use, development, or protection of land, for the purpose of maintaining indigenous biological diversity ('biodiversity' for short).

Historically, the dominant indigenous forest species of inland Wairarapa were typically a range of podocarps in the hill country, and rimu and tawa on the plains. Wetlands were dominant features of the plains, with Lake Wairarapa and its environs forming the largest wetland system in the lower North Island.

Human settlement has resulted in most of the Wairarapa's indigenous vegetation being significantly reduced or heavily modified, through clearance of large areas of indigenous vegetation, drainage of wetlands and the introduction of exotic species, including pests. Today, while little deliberate modification takes place, the main threats to indigenous forests are stock browsing and plant and animal pest infestation.

These pressures mean it is important to protect the remaining areas of significant indigenous flora and fauna on a long-term sustainable basis where indigenous species can regenerate naturally. While significant areas in the Wairarapa are already in public ownership and legally protected (i.e., Lake Wairarapa and wetlands, and the Tararua, Rimutaka and Haurangi Forest Parks), outside these areas many remaining areas of remnant indigenous forest and wetlands have no legal protection, although pockets of remnant indigenous forest and wetland are increasingly being protected by landowner-initiated QEII covenants.

A number of activities have the potential to adversely affect remaining indigenous vegetation and fauna habitats. Such activities and their effects include uncontrolled stock grazing that can damage indigenous forest understorey and limit regeneration, and the fragmentation of remnant indigenous forest and wetland areas through clearance for pasture and exotic forestry. Other threats include feral animals, invasion of weeds and drainage.

The majority of remnant indigenous forest and wetlands in the Wairarapa are not being actively managed in a way that would ensure their continued existence and enhancement. Furthermore, the need to recognise and enhance ecological corridors in the Wairarapa is an important issue, as such links are essential to protecting the sustainable long-term future of indigenous species.

Many landowners are aware of the value of indigenous vegetation on their property, and most do what they can to protect and maintain these areas. Indeed, many landowners highly value the remnant indigenous forest and wetland areas within their property, and regard them as heritage assets for future generations. However, the costs of fully protecting and maintaining such areas can be large, and support, both in terms of expertise and resources, are often required to ensure effective ongoing management.

Historically, another inhibiting factor has been the uncertainty about the respective roles of local authorities (district and regional) and central government, as well as a lack of coordinated initiatives and funding.

11.2 Significant Resource Management Issues

1. Land use, subdivision and development can result in the damage and destruction of habitats, leading to their irreversible loss, further fragmentation, and a reduction in species abundance and biodiversity.
2. Many remnant indigenous forests and wetlands require active protection and management in a way to ensure their ongoing long-term continued existence and enhancement.
3. The protection of significant indigenous biodiversity on private land whilst enabling landowners to meet their economic wellbeing.
4. Landowners need support from a range of authorities and agencies for initiatives to protect and maintain biodiversity.
5. Ecological corridors, which are important factors to the ongoing sustainability of biodiversity, are difficult to identify and maintain or enhance.

11.3 Objectives, Policies and Methods

11.3.1 Objective Bio1 – Biological Diversity

To maintain and enhance the biological diversity of indigenous species and habitats within the Wairarapa.

11.3.2 Bio1 Policies

*Implemented through Method
11.3.7(a)*

- (a) Coordinate with other agencies and organisations in identifying risks, requirements, opportunities and effective methods for protecting and enhancing Wairarapa's biodiversity.

*Implemented through Method
11.3.7(a), 11.3.7(h) and
11.3.7(m)*

- (b) Collaborate with other agencies and organisations in undertaking joint initiatives and in supporting landowners' initiatives in the protection and enhancement of biodiversity.

*Implemented through Method
11.3.7(b), 11.3.7(c), 11.3.7(d)
and 11.3.7(e)*

- (c) Control the further destruction or irreversible modification of areas of indigenous vegetation or habitats where there may be significant biodiversity value.

*Implemented through Method
11.3.7(g), 11.3.7(h) and 11.3.7(i)*

- (d) Protect the ecological integrity of areas of indigenous vegetation or habitat of significant biodiversity value.

*Implemented through Method
11.3.7(g) and 11.3.7(n)*

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

- (f) Increase public awareness of the natural values within the Wairarapa, and encourage community support for the protection and conservation of the Wairarapa's biodiversity.

- (g) Restrict the farming of goats near areas of significant indigenous vegetation and significant habitats of indigenous fauna to protect their natural values. *Implemented through Method 11.3.7(f)*
- (h) Avoid, remedy or mitigate the adverse effects to indigenous wildlife and indigenous ecosystems that result from the use, development or subdivision of a site. *Implemented through Method 11.3.7(b), 11.3.7(c), 11.3.7(d) and 11.3.7(e)*

11.3.3 Explanation

One of the biggest challenges in the protection and enhancement of the Wairarapa's indigenous biological diversity is obtaining accurate information and knowledge about the state of the ecological systems and resources, and the associated values and priorities for protection and enhancement. Developing a sound information base, and one that can be progressively updated, will require a coordinated effort between the District Councils, the Greater Wellington Regional Council, the Department of Conservation, and various agencies and organisations, working closely with landowners.

Another challenge is to ensure a coordinated approach to undertaking initiatives for the protection and enhancement of biodiversity. Each of the authorities and organisations with a role to play has limited resources and varying statutory responsibilities. Working collaboratively can ensure more effective long outcomes are achieved.

One of the key methods available to the District Councils is to manage any further loss or modification of remaining areas of biodiversity value through controls on proposed removal or modifications to areas of indigenous species or habitats. Such controls should not prevent the clearance of areas with little biodiversity value, such as areas of recent scrub with negligible biodiversity potential. However, they can provide a process by which the biodiversity values of the area affected can be assessed, and methods identified to protect or enhance habitats of value.

As the whole of the Wairarapa has not been ecologically surveyed, a complete list of natural areas is not yet available. Therefore, it is important to manage any further loss to be able to assess whether such changes would result in a significant reduction in biodiversity. However, landowners' aspirations should not be restricted where sustainable management of natural areas can be demonstrably achieved.

With sound understanding of ecological processes involved, it can be feasible for some activities to occur and be managed in a way to ensure ecological functions or values are not diminished or destroyed.

Education and information should assist landowners in understanding the values and dynamics of the Wairarapa's biodiversity, as well as methods for managing areas of indigenous habitats on their land. In addition, the Councils will support landowners' voluntary protection initiatives, including promoting QEII National Trust Covenants and Conservation Covenants, as well as directing landowners to sources of funding support, such as for fencing.

Farmed exotic animal species are frequently the sources of feral pest populations, both as a result of escapees and from illegal liberations. In particular, feral goats can pose a significant threat to the long-term viability of natural ecosystems by damaging vegetation. The provisions in the Plan will work alongside the provisions in the Wild Animal Control Act 1977 to ensure

that the adverse effects of exotic species on the environment are avoided, remedied or mitigated.

11.3.4 Objective Bio2 – Significant Vegetation and Habitats

To protect the areas of significant indigenous vegetation and significant habitats of indigenous fauna within the Wairarapa.

11.3.5 Bio2 Policies

Implemented through Method 11.3.7(a)

- (a) Identify those areas that are habitats comprising significant indigenous vegetation or significant habitats of indigenous fauna in the Wairarapa.

Implemented through Method 11.3.7(b), 11.3.7(c), 11.3.7(d) and 11.3.7(e)

- (b) Control the further destruction or irreversible modification of significant areas of indigenous vegetation or significant habitats of indigenous fauna to protect their ecological integrity.

Implemented through Method 11.3.7(b), 11.3.7(c), 11.3.7(d) and 11.3.7(e)

- (c) Ensure that adverse effects on the values of Significant Natural Areas are avoided, remedied or mitigated.

Implemented through Method 11.3.7(i)

- (d) Provide for conservation lots to be created during land subdivision to protect Significant Natural Areas.

Implemented through Method 11.3.7(g), 11.3.7(k), 11.3.7(m) and 11.3.7(n)

- (e) Increase public awareness of the location and importance of significant indigenous habitats and species within the Wairarapa.

Implemented through Method 11.3.7(h) and 11.3.7(m)

- (f) Provide or facilitate as appropriate support for landowners' efforts to protect and manage Significant Natural Areas.

11.3.6 Explanation

There are a range of natural areas containing significant indigenous vegetation and/or significant habitats of indigenous fauna in the Wairarapa. These significant natural areas either are representative of natural areas that are largely gone within the Wairarapa, or comprise habitats of rare, or endangered indigenous plants or animals.

Unfortunately, no comprehensive surveys have yet been completed to identify all significant natural areas within the Wairarapa in terms of the requirements of the Resource Management Act. As part of the development of the Wairarapa Coastal Strategy, significant ecological areas were identified within the coastal environment. Elsewhere in the Wairarapa, the only source of information currently available is that contained in the Department of Conservation's *Recommended Areas for Protection* (RAP), identified under its Protected Natural Areas Programme.

RAPs are the most representative of indigenous flora and fauna, distinctive ecosystems and landscape within each of the ecological districts in the Wairarapa. RAP sites have been selected based on criteria such as rarity, diversity, representativeness, naturalness, size, fragility and significance. However, these surveys have not been ground-truthed and many are at a scale that cannot be accurately identified within Councils' mapping systems.

In the long-term, therefore, there is a need to continue to develop the information base on the Wairarapa's natural areas, which will require a coordinated approach with the other key stakeholders, particularly Greater Wellington Regional Council and the Department of Conservation.

Nevertheless, many of the areas identified as RAPs have national significance and their loss would be disastrous. Accordingly, proposals to destroy or modify such areas needs to be managed in such a way as to avoid further loss or degradation of such areas. This can be applied through the general controls on biodiversity, where information on RAPs can be used to assess the value of any area of habitat for which consent is sought for clearance and/or modification.

To support these policies, landowners should be assisted in managing and protecting significant natural areas through a number of approaches.

First, provision for the creation of conservation lots should be made; to encourage the area to be protected and maintained for conservation values when subdivided, and given a separate title.

Secondly, Councils will work with other agencies to promote understanding and knowledge about the significant values of these areas, as well as methods to appropriately manage them. Council can also facilitate ways to support landowners' voluntary protection initiatives such as fencing and QEII National Trust Covenants.

11.3.7 Methods to Implement Biodiversity Policies

- (a) In conjunction with other key organisations, initiation of a Wairarapa Biodiversity Strategy by 2008 to establish goals and a programme of action for identifying and managing natural habitats, methods for enhancing biodiversity, and for prioritising actions for protecting significant natural areas.
- (b) Environmental standards to limit the potential adverse effects of activities on indigenous vegetation wetlands and habitats with actual or potential value for biodiversity.
- (c) Identify where a wetland or indigenous habitat is significant by using the following criteria:
 - Representativeness;
 - Rarity;
 - Diversity;
 - Distinctiveness;
 - Continuity;
 - Ecological Restoration;
 - Sustainability.
- (d) Through the resource consent process, assessment of environmental effects where an activity may adversely affect an area of significant indigenous vegetation and/or significant indigenous habitat.
- (e) Conditions on resource consents, including consent notices and covenants on Certificates of Title, to avoid, remedy or mitigate the adverse effects of activities.
- (f) District Plan Standards on goat farming near significant conservation areas.
- (g) Information and education on the value of the Wairarapa's biodiversity and its significant natural areas, including the need

- to consider these values when planning an activity or development.
- (h) Incentives and information as appropriate to encourage landowners to protect natural habitats, such as rates relief, support with fencing and pest control, funding sources, and assistance with applications for protective covenants.
 - (i) Provision to create conservation lots to form separate tenure of natural areas.
 - (j) Financial Contributions, including reserves and works to protect significant natural areas.
 - (k) Information through the Land Information Memorandum process under the Local Government Act 1974 to inform landowners and developers whether an allotment is located within and/or contains a natural area.
 - (l) Use of other statutory functions and powers to promote biodiversity such as the Reserves Act 1977.
 - (m) Cooperation with landowners, organisations, groups and interested parties involved in conservation management.
 - (n) Support for local conservation care groups and programmes.
 - (o) Purchase of significant natural areas where full protection of the area or public access is justifiable.
 - (p) As appropriate, use Heritage Orders to protect specific areas, particularly significant areas under immediate threat.

11.3.8 Principal Reasons for Adoption

The use of a broad range of methods is required to effectively achieve the objectives and policies on biodiversity and significant natural areas – neither regulatory nor non-regulatory methods by themselves can fully achieve the protection of either the Wairarapa's biodiversity, or its significant natural areas.

A strategic approach, developed and implemented outside the District Plan, is required to, first, ensure there is an adequate information base and level of understanding about the state of the Wairarapa's indigenous habitats and species can be developed, and, second, to bring about a coordinated and prioritised approach that utilises the skills, resources and support of local authorities, government agencies, landowners and other interested parties. This Strategy needs to be developed with the full participation of all key stakeholders.

Many of the methods within the Strategy would seek to promote and facilitate voluntary initiatives, with support and encouragement given to landowners to protect areas of indigenous vegetation and habitats of indigenous fauna. Over the long-term, it is intended that habitats of significant value are first comprehensively identified and defined, and are not only given permanent legal protection but also are managed in a way that ensure they are sustainable over the long-term, and have their biodiversity values maintained and enhanced.

It is recognised that landowners generally value the indigenous habitats located on their properties, and the methods are not intended to restrict the

ability of landowners to use their land, if there is vegetation of little natural value.

Regulatory methods are considered necessary at this stage as a 'backstop', to ensure that areas with significant value are not lost or irreversibly modified. The current information base is not robust enough to specifically identify and protect areas of significant natural values through district plan controls. Therefore, in the short-term, reliance will be placed on general environmental standards that seek to manage any potential loss of indigenous vegetation with actual or potential value. Through the resource consent process, the significance of the habitat will be assessed and a determination made as to whether there are measures that can be taken to avoid, remedy or mitigate any adverse effects.

If a habitat is identified as having significant values, then support for its protection will be sought. If a significant natural area is threatened, the Councils may consider using Heritage Orders or acquiring the land to ensure the values are protected.

11.4 Anticipated Environmental Outcomes

- (a) Permanent protection of all of the Wairarapa's significant natural areas from the adverse effects of use, subdivision and development, with the majority as a result of voluntary landowner initiatives.
- (b) Greater public awareness of the importance and vulnerability of the Wairarapa's natural areas and biodiversity values.
- (c) Maintenance and enhancement of the biodiversity of the Wairarapa's indigenous flora and fauna, natural habitats and ecosystems.
- (d) The sustainable management of the Wairarapa's natural areas and ecological linkages.

12 FRESHWATER ENVIRONMENT

12.1 Introduction

The Wairarapa has numerous rivers, streams, lakes, ponds and wetlands, which are valued for a range of conservation, recreation, cultural, amenity and intrinsic reasons. One of the functions of the District Councils under the Resource Management Act is to manage the effects arising from activities on the surface of these water bodies – the water itself, as well as the beds of freshwater bodies, are managed by the Regional Council. However, the subdivision, development and use of the land along the margins of rivers, lakes and other waterbodies are managed by the District Councils. The management of river gravel extraction to assist flood protection works as provided for by the Greater Wellington Regional Council, should be recognised as an important facet of river management.

Note: The freshwater environment's significant natural values and cultural values are addressed within the Tangata Whenua, Indigenous Biodiversity and Historic Heritage Sections of the Plan.

Lake Wairarapa and its associated rivers, lakes and wetlands, is one of the most highly valued freshwater systems in New Zealand, supporting a large number of freshwater species. The Lake Wairarapa wetlands form the largest wetland complex in the southern North Island, and are considered to be of international importance for their flora and fauna: they support a number of bird species and provide habitat for rare and endangered fish species, and a number of nationally threatened and regionally rare plants. It has been estimated that only 7% of the pre-European wetlands (outside open waterbodies) remains today.

The Ruamahanga River is the largest river in the Wairarapa, the catchment of which covers most of the western half of the Wairarapa. The river collects the waters of all of the rivers coming out of the Tararua and Rimutaka Ranges, and a number of smaller rivers from the eastern Wairarapa hills such as the Kopuaranga, Whangaehu and Taueru Rivers. The Ruamahanga is an important recreational asset of the Wairarapa, is used for trout fishing, boating, and swimming. The eastern Wairarapa hill country contains a range of rivers draining towards the South Pacific, the catchments of which are used largely for extensive pastoral farming.

Under Section 6 of the Resource Management Act 1991, one of the matters of national importance is the preservation of the natural character of wetlands, lakes and rivers, and their margins, and the protection of them from inappropriate use, subdivision and development. Another matter of national importance is the maintenance and enhancement of public access to and along lakes and rivers.

Access to water and the management of water quality and ecological systems are important to Tangata Whenua for social, economic, spiritual and cultural reasons. The margins of water bodies are also where many waahi tapu and other cultural heritage sites may be located.

Public access to and along waterbodies is also a major issue, as limited access constrains the recreational values of freshwater environments. There is a need to ensure, however, that such access is provided in a form that does not adversely affect the operational requirements of landowners, such as farming operations.

The surface of waterbodies in the Wairarapa is used for a range of activities, mainly recreational, and some food gathering. The potential for conflict is often between such activities: for example, between jet boating and fishing.

Although such activities may not currently have significant effects on natural values, increased activity such as jet boat use can also adversely effect wildlife. However, such issues are, as yet, not significant, as the level of such activities currently is relatively low.

Activities on land near water bodies can adversely affect the water if not properly managed. Such activities and their potential effects include pollution from sewage disposal systems and septic tanks, nutrient escape from primary production, discharges from industry and increased runoff and siltation from land cleared of vegetation. Such effects are particularly important when managing water supply catchment areas. The volume and velocity of stormwater runoff and contamination from surface residues from the large areas of impermeable surfaces in commercial and industrial area can affect the health of natural systems, in particular waterbodies. While many of these matters are managed by the Regional Council, the effects of subdivision and development of land along the edge of the rivers, lakes and wetlands is an important matter for the District Plan. In particular, the subdivision of land on the edges of river, lakes and wetlands leads to intensified settlement that in turns can detrimentally affect the natural character of riparian areas and potential conflict with their recreational use (for example, wetlands used for hunting).

Fundamental to preserving the natural character of freshwater environments is the need to protect the attributes that constitute natural character of Wairarapa's lakes and rivers and their amenity values – in particular, the potential loss of reasonable buffer areas along the edge of waterbodies. Such buffers allow for vegetated strips, which are important for ecological purposes (fish habitats and reduction of water and silt runoff from pastures), as well as to maintain visual and landscape values. Such buffers can also provide for public access and natural hazard defence systems. The required depth of such buffers will vary widely – in urban areas, they need not be as extensive as they need to be in rural areas, particularly on the banks of major rivers, lakes and wetlands.

12.2 Significant Resource Management Issues

1. Sporadic subdivision, use and development along the margins of waterbodies can adversely affect freshwater environments, particularly where there is still substantial natural character or vulnerable natural ecological systems.
2. Public access to and along waterbodies needs to be maintained and enhanced, without adversely affecting operational requirements of adjoining landowners.
3. Conflicts can arise between activities occurring on lakes, rivers, wetlands and their margins, as well as with activities on adjacent land.
4. Land use and development can adversely affect the quality of freshwater environment, particularly in the absence of reasonable buffer strips along waterbody margins.

12.3 Objectives, Policies and Methods

12.3.1 Objective Fwe1 – Environmental Quality

To maintain or enhance the environmental quality of the Wairarapa's rivers, lakes, wetlands and groundwater by managing the detrimental effects of development and activities.

12.3.2 Fwe1 Policies

- | | | |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| (a) | Manage the design, location and scale of subdivision and/or land development and use adjoining waterbodies so it retains the special qualities and natural character of waterbodies. | <i>Implemented through Method 12.3.7(a), 12.3.7(c) and 12.3.7(d)</i> |
| (b) | Encourage and support innovative land uses and development that retain or enhance the special qualities of freshwater environments. | <i>Implemented through Method 12.3.7(e)</i> |
| (c) | Ensure that adverse cumulative effects of subdivision, land use and development on the freshwater environment are avoided, remedied or mitigated. | <i>Implemented through Method 12.3.7(a), 12.3.7(c) and 12.3.7(d)</i> |
| (d) | Working with the Regional Council to manage subdivision, land use and development to minimise adverse effects on freshwater environments, including rivers, lakes, wetlands and ground water. | <i>Implemented through Method 12.3.7(n)</i> |
| (e) | To enhance the quality of degraded freshwater environments in collaboration with the Regional Council and stakeholders. | <i>Implemented through Method 12.3.7(d) and 12.3.7(h)</i> |
| (f) | Encourage the development or maintenance of planted waterbody margins. | <i>Implemented through Method 12.3.7(g) and 12.3.7(h)</i> |
| (g) | Promote a strategic approach to the management of rivers, lakes, wetlands and their margins and catchments, particularly by using management plans for areas with significant environmental issues that require a collaborative approach with other organisations. | <i>Implemented through Method 12.3.7(f)</i> |
| (h) | Support cooperative relationships with landowners, communities and key stakeholders in managing freshwater environments – for example, environmental care groups. | <i>Implemented through Method 12.3.7(h)</i> |
| (i) | Adopt a cautious approach to new subdivision and development in areas of significant natural character, special value to iwi/hapu, or with special environmental quality. | <i>Implemented through Method 12.3.7(a), 12.3.7(c), 12.3.7(d) and 12.3.7(f)</i> |
| (j) | Provide esplanade reserves, esplanade strips or access strips along waterbodies as appropriate to the relevant circumstances, with priority given to the formation of a connected series of esplanade reserves/strips of a minimum width of 20m along the margins of the Wairarapa's significant waterbodies. | <i>Implemented through Method 12.3.7(l)
Refer to Section 24.2 for Esplanade Reserve/Strip Standards</i> |
| (k) | Prevent structures on waterbodies and their margins unless they are an accepted or essential part of the waterbody environment (for example, culverts, bridges or stock crossings, maimais and flood defence systems). | <i>Implemented through Method 12.3.7(a), 12.3.7(c) and 12.3.7(d)</i> |

12.3.3 Explanation

Managing the quality of the Wairarapa's freshwater environment requires an integrated approach, as the state of the ecology, character and amenity values of rivers, lakes and wetlands derives as much from the state of their margins and from the effects of activities within the contributing catchments as it does from the activities within or on the waterbody itself.

In regard to the surface of waterbodies, the recreational or other casual use of rivers, lakes and wetlands has generally occurred with minimal conflict and therefore needed no controls. Activities will have to comply with other environmental standards, such as the relevant noise limits for the Zone. However, there is potential that if more intensive use of the surface of waterbodies occurs from motorised commercial recreation. This more intensive use can have impacts and conflict with other users of the waterbodies and with natural values and habitats. Therefore controls are necessary for motorised commercial recreation.

Other than flood defence systems, bridges and small recreational structures, it is generally inappropriate to place structures within waterbodies. However, some activities by their nature and function are required to be located in waterbodies, including structures for irrigation, water supply, or energy generation. In addition, other structures and facilities may be required on the margins of waterbodies to facilitate the use of Wairarapa's lakes and rivers (for example, sheds, toilets and facilities for commercial operations). If structures are not effectively managed they may create environmental effects such as adverse visual impacts, excessive noise, and loss of public access to riparian areas. These adverse effects need to be controlled, to ensure any effect is no more than minor, while protecting the natural character of lakes and rivers.

In conjunction, it is generally inappropriate for structures to be built in close proximity to waterbodies, for natural hazard mitigation as well as to protect natural character.

Managing the interface between land and water is an important element to preserving the natural character of rivers, lakes and wetlands, to enhancing public access and to manage water runoff from the land. It is also an important form of natural hazards management and a way to improve the quality of the Wairarapa's freshwater resources.

A key policy in this regard, and one that continues previous district plan policies, is the long-term establishment of a connected series of esplanade reserves and strips along all of the margins of the Wairarapa's significant rivers, lakes and wetlands. The creation of esplanade reserves/strips primarily occurs on a systematic basis through the subdivision process, but it can, as appropriate opportunities arise, occur through other means such as through land use consents. The width of such esplanade reserves/strips along significant waterbodies is to be a minimum of 20m. On other waterbodies, the type and width of marginal protection will vary according to circumstances – for example, access strips may be all that is required on minor tributaries.

For waterbodies with significant environmental issues, such as conflicting uses, or poor water quality and ecological functioning, a strategic approach is likely to be the most effective means of integrating the management of land and waterbodies, in collaboration with other agencies use and development along the margins of significant freshwater bodies over the long-term.

In addition, working collaboratively with other groups to enhance the freshwater environment, such as stream care groups and voluntary land retirement proposals, can facilitate landowner initiatives.

For waterbodies with significant natural character, or special value to iwi/hapu, or some special environmental quality (for example, the ecological values of the Lake Wairarapa system), then a cautious approach needs to be adopted to limit the risks of these values being degraded.

12.3.4 Objective Fwe2 – Public Access & Enjoyment

To facilitate public access to and enjoyment of the Wairarapa's rivers, lakes and wetlands and their margins in a manner that preserves their natural character and the property rights of adjoining landowners.

12.3.5 Fwe2 Policies

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <p>(a) Recognise and provide for existing recreational activities in lakes, rivers, wetlands and their margins that do not cause detrimental effects on freshwater environments.</p> | <p><i>Implemented through Method 12.3.7(a)</i></p> |
| <p>(b) Control activities that could have an adverse effect on people's use and enjoyment of the freshwater environment.</p> | <p><i>Implemented through Method 12.3.7(a), 12.3.7(c) and 12.3.7(d)</i></p> |
| <p>(c) Prioritise the needs for legal public access to areas of significant value.</p> | <p><i>Implemented through Method 12.3.7(l)</i></p> |
| <p>(d) Require esplanade reserves and esplanade strips along rivers, lakes and wetlands of significant value, and as appropriate along the margins of other waterbodies.</p> | <p><i>Implemented through Method 12.3.7(l)
Refer to Section 24.2 for Esplanade Reserve/Strip Standards</i></p> |
| <p>(e) Manage the potential for reverse sensitivity to arise when land use and development occurs in close proximity to areas of public recreation and vice versa.</p> | <p><i>Implemented through Method 12.3.7(a), 12.3.7(c) and 12.3.7(d)</i></p> |

12.3.6 Explanation

Freshwater environments in the Wairarapa represent a significant recreational and cultural asset, not only for the local community but also for visitors and tourists. The community highly values these areas for their natural character and for their opportunities for recreational use.

While rivers, lakes and wetlands in the Wairarapa are susceptible to inappropriate activities that may adversely affect their inherent amenity and natural character, in general, provision for the cultural and recreational use and enjoyment of the freshwater environment should continue to be made, as such activities do not create significant environmental issues. Other tools outside the Plan can be successfully used to separate or manage conflicting activities if required (for example, bylaws).

The most potential for adverse effects comes from frequent use of waterbodies, particularly commercial activities involving motorised vehicles. Therefore, control over such activities is appropriate to ensure that they do not conflict with the natural character of waterbodies and the public's general use and enjoyment of them.

The maintenance and enhancement of public access to and along rivers, lakes and wetlands is a matter of national importance. The policies aim to

systematically increase opportunities for public access to and along the Wairarapa's freshwater environment without causing detrimental effects to the natural character or ecology of freshwater environments. Such access is provided by the creation of esplanade reserves/strips or access strips on the margins of waterbodies when the adjoining land is subdivided. Public access to waterbodies and their margins can also be obtained by other voluntary mechanisms outside of the Resource Management Act process, such as through the creation of easements outside of the subdivision process, or other voluntary access arrangements or land sales by landowners. The form of access depends on the particular circumstances, including the significance of the waterbodies and the operational requirements of the adjoining landowners.

Access to and the recreational use of many lakes, rivers, wetlands and their margins in the Wairarapa may make the adjoining land more susceptible to the adverse effects of such use – an issue known as reverse sensitivity. For example, residential development near wetlands used for game hunting may create noise issues; or the use of public structures and walking tracks, on or near controlled waterbodies, can put pressure on the efficient operational use of the waterbody. Such potential effects should be considered when assessing proposals for subdivision and land development near the Wairarapa's rivers, lakes and wetlands.

12.3.7 Methods to Implement the Freshwater Environment Policies

- (a) Identify the significant lakes, rivers and wetlands of the Wairarapa.
- (b) Performance and development standards for permitted activities on the surface of waterbodies to protect the amenity and natural character of the Wairarapa's lakes, rivers and wetlands.
- (c) Assessment of potential adverse environmental effects through the resource consent process for activities that do not comply with performance/development standards.
- (d) Conditions on resource consents to avoid, remedy or mitigate potential adverse effects of activities on the natural character and public enjoyment of waterbodies.
- (e) Promotion of innovative and comprehensive planning approaches to sustainable subdivision and development adjoining or near waterbodies.
- (f) The use of management plans for achieving a strategic and coordinated approach to resolving significant environmental issues.
- (g) Education and information on the environmental and recreational values associated with lakes, rivers and wetlands.
- (h) Partnerships with landowners, communities and key stakeholders to define opportunities for and constraints on land use and development near waterbodies and develop action plans in priority areas.
- (i) Where required, funding allocation through the Strategic and Long Term Council Community Plan (LTCCP) processes to support the achievement of environmental outcomes.

- (j) Plan changes, as appropriate, to ensure the actions set out in management plans are recognised and given due effect.
- (k) The coordinated use of other legislation, Council bylaws and regulations to achieve the objectives and policies for freshwater environments.
- (l) Acquisition of esplanade reserves and esplanade strips on identified significant rivers, lakes and wetlands, and the creation of esplanade reserve/strips and access strips as appropriate along other waterbodies.
- (m) The appropriate use of other statutory functions and powers such as those under the Reserves Act 1977.
- (n) Coordination with other regulatory authorities.

12.3.8 Principal Reasons for Adoption

The natural character and amenity values of the freshwater environments are particularly vulnerable to adverse effects from subdivision and development. Therefore, some additional controls, other than those applicable under the zoning, are necessary so that the special landscape and natural values of these environments are fully taken into account.

The permitted activity standards will allow for the continued use and development of these environments for recreation purposes. Non-conformance with one or more of these standards will necessitate a resource consent, at which time an assessment of environmental effects will be required, and a determination whether the adverse effects on freshwater environments can be avoided, mitigated or remedied.

Non-regulatory methods such as education, partnership and management plans have been adopted to foster co-operation between the various parties with interests in freshwater environments, and to encourage innovation in finding ways to sustainably manage these environments.

12.4 Anticipated Environmental Outcomes

- (a) Subdivision and development along the margins of waterbodies are compatible with the natural character of and the risks from natural hazards in freshwater environments.
- (b) Diverse water-based activities on the surface of lakes and rivers that do not adversely affect natural character.
- (c) The natural character and amenity values of the Wairarapa's freshwater environments are maintained or, where required, enhanced.
- (d) Improved water quality within waterbodies with unacceptable current levels.
- (e) Minimal conflict between users of the surface of rivers, lakes, wetlands and their margins.
- (f) Improved public access to the margins of significant waterbodies.

- (g) Diverse water-based activities on the surface of lakes and rivers that avoid, remedy or mitigate significant adverse effects on adjacent properties.
- (h) Water of a suitable quality for the purpose of water supply sourced within identified catchment areas.

13 COASTAL ENVIRONMENT

13.1 Introduction

While it contains no sheltered coastal waters, the Wairarapa has a widely varied coastal environment, ranging from sandy beaches bordered by dunes, through to rugged rocky shorelines that steeply ascend to mountainous country immediately behind.

Much of the coastal environment is relatively inaccessible, and only small isolated settlements have developed at accessible parts of the coast, with each settlement having its own unique character and qualities. While most of the coastline is farmed, most of it is only suitable for extensive pastoral grazing. Although the natural environment has been greatly modified, there are many places in which there are significant ecological values and important coastal habitats, as well as landscapes of valued natural character.

This diverse coastal environment is highly valued by both locals and the wider community, in terms of its aesthetic, natural, productive, recreational and historical values. Consequently, the Wairarapa community make considerable use of its coast. However, the proximity of the Wairarapa to the Wellington metropolitan area creates additional pressure to further develop the coastline for holiday and recreational purposes. The Technical Reports for the Wairarapa Coastal Strategy provide valuable information and rank different parts of the coastal environment for natural values, landscape and natural character values etc. These reports will be utilised when assessing the significance and relative values of the coastal environment.

Under Section 6 of the Resource Management Act 1991, one of the matters of national importance is the preservation of the natural character of the coastal environment and its protection from inappropriate subdivision, use, and development. Another matter of national importance is the maintenance and enhancement of public access to and along the coastal marine area. Furthermore, the New Zealand Coastal Policy Statement sets clear directions for the management of the coastal environment.

The coastline is also subject to a range of natural hazards that may adversely affect inappropriately located development, including coastal erosion, tsunamis and inundation. The risks from such hazards are likely to be exacerbated by the effects of climate change on sea level and storm events. To provide for the wellbeing and safety of people and communities, it is imperative to identify and to either avoid exacerbating the risks from such hazards where the natural processes would compromise or endanger development or to mitigate the risks through informed design and siting.

Refer to Section 14 – Natural Hazards

The sustainable management of the coastal environment is important to Tangata Whenua for social, economic, spiritual and cultural reasons. The Wairarapa coast is an important source of kaimoana. There are many waahi tapu and other cultural heritage sites located in the coastal environment; in particular, the Palliser Bay coastline contains many significant sites of long Maori occupation and agriculture.

The natural ecology of the coastal environment can be adversely affected by activities if not properly managed, such as by septic tank pollution, vegetation clearance and recreational activities. Subdivision can be inappropriate in some areas, given the fragility of ecologically sensitive areas such as dunes. River mouths, estuaries and associated areas such as sand spits are

important areas, including for the purpose of spawning areas and nurseries for fish and breeding, and feeding areas for birds. Coastal and lowland forest is important as a winter food source and habitat for wildlife.

While actual or potential adverse effects of activities in the coastal environment may be high, the level of activity currently occurring is relatively low. However, recent trends indicate the coast is under increasing pressure from subdivision and development. The main concerns arising from this pressure relate to the potential adverse effects on the natural character of the coastal environment, which can be maintained if development occurs with due regard to the landscape, ecology and other values of the coastline.

Therefore, reasonable use of the coastal environment, including existing use, should be provided for, while protecting the Wairarapa's coast from inappropriate activities and development. Most developed or modified areas can accommodate further development without compromising the overall attributes that define the natural character of the Wairarapa Coast.

To address the complex interacting issues facing the Wairarapa coastal environment, the three District Councils, the Greater Wellington Regional Council, Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa collaborated to develop the *Wairarapa Coastal Strategy* (March 2004). This Strategy is a non-statutory plan of action for identifying and protecting the special qualities of the Wairarapa coastline.

The Strategy is supplemented by guidelines entitled *Caring for Our Coast – A Guide for Coastal Visitors, Residents, and Developers*, which provides advice on the ways to sustain and enhance the values and resources of the coastal environment, from day-to-day matters through to long-term subdivision and land development.

The success of the Strategy's implementation will be how effectively the programme of action is implemented over the long-term – these actions rely on a range of persons and organisations to achieve, and not only the three District Councils.

The *Wairarapa Coastal Strategy* summarised the special qualities that constitute the coastal environment's natural character and its amenity values as follows:

- a) The Wairarapa coast has a rugged, isolated, natural beauty and iconic landscapes with special geological features such as Kupe's Sail and Honeycomb Rock. People have an almost spiritual attachment to the landscape. It provides people with a sense of place and local identity.
- b) Each coastal village has a unique character. The form, style and size of development and infrastructure within each village, along with the traditional associations like commercial fishing or bach accommodation help define the character of each settlement.
- c) Integral to the character of the Wairarapa coast are the large tracts of undeveloped land between settlements and the high level of natural character. Farming and the lack of development help create the "working landscape". Even areas of lower natural character have the potential to be enhanced.
- d) Unlike some more intensively developed coastlines, the Wairarapa coast has a "public" and "available" feel. People value being able to "get lost in the landscape" and walk on a beach without feeling that it is exclusively for the use of adjoining residents.

- e) The native ecosystems that remain on the Wairarapa coast have an intrinsic value, as they are part of our natural heritage. They include regionally threatened plants and animals, some of which are found nowhere else in the world.
- f) The Wairarapa coast has a special feeling of wildness and naturalness due, in part, to the lack of seawalls and other protective shoreline structures. The presence and health of natural dune systems provides protection from erosion and can avoid the cost of built engineering solutions.
- g) The variety of development, public space, access and recreational opportunities, enable a wide cross section of the community to experience the Wairarapa coast.
- h) The Wairarapa coast has some of the oldest recorded archaeological sites in the country, with almost 1000 years of history spread along the entire length of the Wairarapa Coast, much of which remains in good condition due to lack of development.
- i) A range of heritage sites along the coastline relate specifically to Wairarapa Maori, early Wairarapa settlers and farming communities. They represent local history, and provide a valuable opportunity to learn more about our past.
- j) The Wairarapa coast is a high wave and wind energy environment, is exposed and is geologically active; while such factors contribute to the natural hazards of the coast they also combine to give the coast its wild and rugged appeal.
- k) The Wairarapa coast can support a wide variety of uses and developments. It is important to landowners that they can take advantage of the opportunities to diversify and increase their incomes.

13.2 Significant Resource Management Issues

1. Changes in land use, and poorly designed and located development and subdivision and associated works can compromise the natural character and special qualities of the Wairarapa Coast.
2. Ad hoc subdivision and development in areas outside existing coastal settlements can lead to the loss of the natural character and valued qualities of the coastal environment. In particular, the cumulative effects of subdivision and development can diminish the natural character over time through a gradual process of change.
3. The coastal environment is subject to a variety of natural hazards, which vary in their location and intensity. Subdivision and development in hazard prone areas increases the risk to life and property. The effects of climate change are likely to exacerbate these risks.
4. Public access to and along the Wairarapa Coast is highly valued and needs to be maintained and enhanced without compromising landowner rights and the special qualities of the coastal environment including natural character and ecology, particularly in erosion prone, or ecologically sensitive areas.
5. Each coastal settlement has unique characteristics and special qualities that are valued by their communities. Land use, development

- and subdivision, and the provision of infrastructure have the potential to degrade these qualities.
6. Infrastructure in the coastal environment, such as reserve facilities and amenities, roading and building structures, can degrade the natural character and landscape values in the coastal environment. However, there are also occasions where infrastructure can provide environmental benefits to the coastal environment by avoiding, remedying and mitigating the adverse effects of activities. Examples include community sewage schemes or treatment systems, and infrastructure controlling stormwater.
 7. Ecologically important areas in the coastal environment can be degraded through the introduction of new pressures on, and disturbance to, wildlife and habitat as a result of new or more intensive subdivision, use and development.

13.3 Objectives, Policies and Methods

13.3.1 Objective CE1 – Natural Character

To protect the natural character of the coastal environment by ensuring use, subdivision and development maintains the comparatively undeveloped nature of the Wairarapa Coast.

13.3.2 CE1 Policies

*Implemented through Method
13.3.10(a)*

- (a) Identify the extent of the coastal environment based on landscape and ecological principles.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e) and 13.3.10(f)*

- (b) Manage the design, location and scale of subdivision and development in the identified coastal environment to ensure the special qualities and natural character of the coast are retained and adverse effects are avoided, remedied or mitigated, with priority given to avoiding effects.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e) and 13.3.10(f)*

- (c) Recognise the key role of the subdivision process in establishing the framework for development in the coastal environment, including the siting and design of structures.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e), 13.3.10(f) and
13.3.10(n)*

- (d) Ensure that adverse cumulative effects of subdivision, land use and development on the special qualities and natural character of the Wairarapa coast are avoided, remedied or mitigated.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e) and 13.3.10(f)*

- (e) Promote the consolidation of urban development at existing coastal settlements.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e) and 13.3.10(f)*

- (f) Manage the expansion of existing coastal settlements to ensure the special qualities of each settlement are protected.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e) and 13.3.10(f)*

- (g) Ensure the provision of adequate infrastructure, services and on-site mitigation measures as subdivision, land use and development occurs.

*Implemented through Method
13.3.10(n)*

- (h) Protect foreshore amenity values and avoid hazard risks by controlling the location of structures in close proximity to the foreshore.

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| (i) Discourage built development between roads and the foreshore where such roads are in close proximity to the foreshore, to protect the open coastal vistas. | <i>Implemented through Method 13.3.10(b), 13.3.10(c), 13.3.10(e), 13.3.10(f) and 13.3.10(n)</i> |
| (j) Promote a strategic approach to the use and management of the Wairarapa Coast through the development of management plans, particularly for coastal settlements, for areas with significant natural character values and/or areas with significant environmental issues. | <i>Implemented through Method 13.3.10(f)</i> |
| (k) Encourage and support innovative land uses and development that retains or enhances the special qualities of the coast. | <i>Implemented through Method 13.3.10(l)</i> |
| (l) Support cooperative relationships with landowners, communities and key stakeholders in managing the coastal environment and in environmental enhancement and public access projects. | <i>Implemented through Method 13.3.10(g)</i> |
| (m) Adopt a precautionary approach to new subdivision and development where knowledge is lacking about coastal processes and where the risks from natural hazards are likely to be high. | <i>Implemented through Method 13.3.10(b), 13.3.10(c) and 13.3.10(e)</i> |
| (n) Require esplanade reserves/strips along the coastal marine area and estuaries and river mouths of significant waterbodies, recognising that esplanade strips may be more appropriate if the special qualities of the coastal environment are likely to be detrimentally affected by esplanade reserves. | <i>Implemented through Method 13.3.10(p)</i> |

13.3.3 Explanation

For the Wairarapa, the coastal environment has been defined through the landscape and ecological assessments undertaken for the *Wairarapa Coastal Strategy* (2004). This definition has been applied to the District Plan policies to ensure a consistent approach.

Based on this definition, the Coastal Environment Management Area (CEMA) is an overlay on top of the environmental zones that manage land use and subdivision along the coast (primarily Rural). Controls for the CEMA either supersede or are applied in combination with zone rules. CEMA is described in the *Wairarapa Coastal Strategy* (2004) as being the area between the seaward boundary and the inland coastal boundary. The seaward boundary is mean high water springs (MHWS) or approximately the high tide mark. The inland coastal boundary is based on the 'landscape' definition of the coast (usually the top of the first inland hill) but in some places follows the 'ecological' boundary (where salt laden winds influence ecology).

The policies on natural character in the coastal environment seek to maintain its special landscape and ecological values from forms of subdivision and development that may adversely affect its environmental qualities. The natural character still dominates the majority of the Wairarapa coast: even in coastal settlements, the physical presence of the rugged coastal landscape is the prevailing element. However, even small developments can significantly degrade the natural character of the coast – for example, an obtrusively sited large dwelling in an otherwise unbuilt landscape.

The rate of development occurring on the Wairarapa coast has accelerated in recent years, from large-scale residential developments through to small-scale proposals involving only a few additional lots. The cumulative impacts

on the undeveloped nature of the coast can be significant but difficult to identify and manage over the long-term, particularly when it happens widely but sporadically.

Therefore, all new development needs to be managed carefully so that it is designed and located to fit within the coastal environment. In particular, the natural character of the coastal environment needs to be protected from excessively bulky or visually obtrusive development (e.g. where roads are close to the foreshore and can have their vistas degraded by housing between the road and foreshore). For this reason, subdivision, roading, infrastructure and new structures generally need to be managed to ensure any adverse effects on the coastal environment are avoided or mitigated.

The policies recognise that development may have positive effects – for example, through ecological restoration of habitats that are then vested as reserves as part of a subdivision.

A number of specific landscapes and natural features along the coast have been identified as outstanding, and these are identified within the Landscape section of this Plan ([Section 9](#)). Development within identified Outstanding Landscapes and Outstanding Natural Features needs to be carefully controlled to ensure it does not compromise the visual integrity of these iconic and important landscapes.

Conventional forms of subdivision and land development are often out-of-character or detrimental to the special qualities of the Wairarapa Coast. Innovative land development practices and site design can help better utilise the coast while retaining its special qualities for generations to come.

A strategic approach is an effective means of integrating all the various factors and considerations in managing land use and development to achieve long-term environmental outcomes in areas of common interest or character. In particular, Management Plans are a useful tool for strategic planning, either for small areas (such as coastal settlements) or for extensive sections of the coast. The term “Management Plan” refers to a number of strategic tools for addressing environment issues, and includes structure plans for setting out the framework for future development (infrastructure, roading, reserves, and general land use patterns), and action plans for addressing urgent issues requiring proactive initiatives (for example, ecological degradation, or major erosion threats).

A series of Management Plans are proposed for key parts of the Wairarapa coast, including Castlepoint, Riversdale, Tora-Te Awaiti, Ngawi, and Lake Ferry. Other Management Plans may be developed as issues arise.

Development in areas subject to the effects of natural hazards puts more people and property at risk, and increases pressure on public bodies to provide infrastructure such as seawalls, which can have significant effects on natural character, amenity values, public access and coastal processes. Given the potential for the effects of climate change to exacerbate the risk of natural hazards in the coastal environment, it is preferable to apply a cautious approach to further subdivision, development and use in areas susceptible to high risk.

Development in areas near the foreshore can also have adverse visual effects on the coastal environment. An integrated foreshore management policy can therefore be effective in collectively considering the effects of development on natural character together with the risks from natural hazards. For most of the

Wairarapa, a *Foreshore Protection Area* manages development within a 50 metre wide strip landward of the high tide line (other than Riversdale where a specific variable boundary has been defined). The Foreshore Protection Area is of a width to generally provide adequate distance to avoid potential hazards associated with the natural processes of the ocean such as storm surges and coastal erosion, and to avoid the adverse effects of development on the natural character and ecology of the foreshore.

The coastal environment is also rich in historic heritage, with many parts possessing cultural significance, both for iwi and for pakeha. The Historic Heritage and Tangata Whenua sections of this Plan identify the key resource management issues for the whole Wairarapa, including the coastal environment.

A range of non-regulatory approaches are needed to support the above policies. In particular, innovative land uses and development proposals should be encouraged, not only through the use of the Coastal Guidelines (*Caring for our Coast*, 2004), but also in other ways as appropriate (for example, through pre-application discussions). Cooperative relationships with landowners, communities and key stakeholders should also be supported as a means of making the above policies more effective.

13.3.4 Objective CE2 – Coastal Settlements

To provide for further development at coastal settlements in a manner that maintains the distinctive character and amenity values of each settlement.

13.3.5 CE2 Policies

- | | | |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| (a) | Through the preparation and implementation of Management Plans, adopt a strategic and community-based approach to long-term planning for the use, development and subdivision of coastal settlements. | <i>Implemented through Method 13.3.10(h)</i> |
| (b) | Use the Management Plan process to develop Structure Plans that identify appropriate opportunities for further growth within and/or adjoining coastal settlements. | <i>Implemented through Method 13.3.10(i)</i> |
| (c) | Provide for further subdivision, use and development within existing coastal settlements in a manner that is appropriate to each settlement's character, its landscape and recreational values and its infrastructural capacity. | <i>Implemented through Method 13.3.10(b), 13.3.10(c) and 13.3.10(e)</i> |
| (d) | Take into account the principles and criteria in any Management Plan when assessing a proposed subdivision or development. | <i>Implemented through Method 13.3.10(b), 13.3.10(c) and 13.3.10(e)</i> |
| (e) | Establish development standards that recognise and maintain the character and amenity values of coastal settlements as appropriate. | <i>Implemented through Method 13.3.10(b)</i> |
| (f) | Ensure public facilities and infrastructure are provided to serve the needs of residents and visitors while being located and designed to retain the character of the settlements. | <i>Implemented through Method 13.3.10(b) and 13.3.10(c)</i> |

13.3.6 Explanation

While managed under the Residential Zone (and a small proportion of Commercial zone), Wairarapa's coastal settlements differ from the inland towns. The settlements are low density, low-key communities, containing traditional New Zealand baches and seaside houses, set within a rugged and often wild landscape. None are particularly large; the settlements range from small beach resorts such as Riversdale through to working fishing communities such as Ngawi. Their rural servicing functions are relatively minor, and many residences are not permanently inhabited, and are often rented out as visitor accommodation.

While, to date, the trend elsewhere in New Zealand towards the intensification of beach resorts with high-density residential growth has not yet occurred, there will be ongoing pressure for development that needs to be managed in a way that does not degrade the essential character and attraction of these settlements. Development standards for the coastal settlements therefore need to recognise their differing characteristics – for example, building height and density.

At a broader scale, an integrated approach is required to establish a management framework for the long-term future development of these settlements in a form that does not place their special values in jeopardy. Management Plans are an effective way of identifying these values through community consultation, and for expressing local aspirations in addressing infrastructure, development and growth issues. As a consequence of this process, each Management Plan should include a structure plan that would guide the pattern of future development, in accordance with the *Wairarapa Coastal Strategy*. These plans would be prepared for each settlement, or group of smaller settlements that exhibit similar characteristics.

Where necessary, the District Plan may need to be changed to incorporate the aims of the Management Plan.

The principles espoused in coastal settlement Management Plans should also assist the decision-making process over resource consents for subdivision and land development in the coastal settlements.

Demand is increasing for improved infrastructure to and within coastal settlements as a result of on-going development. It is important that the provision of infrastructure recognises the local environment where it is proposed to service. Innovative or alternative forms of providing community infrastructure may be necessary for some coastal settlements.

13.3.7 Objective CE3 – Public Access & Enjoyment

To facilitate public access to, and enjoyment of, the Wairarapa's coast and its margins in a manner that protects its natural character.

13.3.8 CE3 Policies

- (a) Recognise and provide for existing recreational activities on the coast and its margins that do not cause detrimental effects to the coastal environment.

*Implemented through Method
13.3.10(b), 13.3.10(c) and
13.3.10(e)*

- (b) Ensure use, subdivision and development of the coastal environment provides for, or enhances, public access to and along the coast. Access should only be restricted for the following reasons:
- i. To protect natural habitats;
 - ii. To protect historic heritage features and areas; or
 - iii. To protect public health and safety.
- (c) Manage the potential for reverse sensitivity to arise when land use and development occurs in close proximity to areas of public recreation.

Implemented through Method 13.3.10(b), 13.3.10(c) and 13.3.10(e)

Implemented through Method 13.3.10(p)

13.3.9 Explanation

The maintenance and enhancement of public access to and from the coast is a matter of national importance. Provision of public access to and along the coast occurs on a systematic basis through the subdivision process, and occasionally through taking other opportunities as they arise. However, provision of access can potentially have adverse effects on the physical environment and can be detrimental to the character of the coast – for example, by establishing roads and access in erosion prone areas or significant natural areas. Therefore, proposals involving new forms of public access need to be carefully assessed.

13.3.10 Methods to Implement the Coastal Environment Policies

- (a) Define the Coastal Environment Management Area in the District Plan maps, distinguishing between the coastal settlements and the relatively undeveloped areas of the coastal environment.
- (b) Apply a regulatory framework that promotes innovative approach to subdivision and development, including standards for permitted activities to provide for development that is consistent with the natural character of the coastal environment, and with the character and amenity values of coastal settlements.
- (c) Assess the environmental effects of activities that do not comply with development standards through the resource consent process.
- (d) Impose conditions on consents as appropriate to avoid, remedy or mitigate adverse effects of activities.
- (e) Require all subdivision to be a discretionary activity to ensure that development proposals can be fully assessed and to provide a flexible approach to determining appropriate responses to the environmental context.
- (f) Require comprehensive planning approaches for staged developments through the subdivision process.
- (g) Enter partnerships with communities and key stakeholders to define opportunities for and constraints on land use and development in each area of the coast, particularly priority areas facing development pressures.

- (h) Develop Management Plans for all coastal settlements and, as necessary, for other areas facing particular development pressures or other significant environmental issues.
- (i) As part of the Management Plans, develop structure plans to identify constraints and preferred development patterns.
- (j) Plan changes, as required, to ensure recommendations and direction in Management Plans are recognised and given due effect as appropriate.
- (k) Reference to the relevant principles and recommendations of the *Wairarapa Coastal Strategy* (2004) as appropriate in resource consent applications and plan changes.
- (l) Non-regulatory guidance on the design of new development to promote sustainable environmental outcomes, including the *Caring for our Coast* booklet (2004).
- (m) Education and information on the environmental values of the Wairarapa Coast.
- (n) Foreshore Protection Areas along the coastal margin to manage natural hazards and natural character on an integrated basis.
- (o) The coordinated use of other legislation, council bylaws and regulations to achieve the objectives and policies for the coastal environment.
- (p) Acquisition of esplanade reserves and esplanade strips to the coast.
- (q) Coordination with other regulatory authorities.

13.3.11 Principal Reasons for Adoption

The natural character and amenity values of the coastal environment are particularly vulnerable to adverse effects from subdivision and development. Therefore, some additional controls, above those applicable under the zoning provisions, are necessary so that the special landscape and natural values of these environments are fully taken into account. A clear distinction needs to be made between the management of coastal settlements and that of the less developed rural areas.

The level of regulation should allow for the continued use and development of coastal environments, including primary production and a limited level of new buildings, located and designed within an acceptable baseline. Non-conformance with one or more of these standards will necessitate a resource consent, at which time an assessment of environmental effects will be required.

The focus of development control in the coastal environment, however, will be through the subdivision process, in which broader land development and design issues can be considered, with regard to the particular environmental context and the proposed form and nature of the development. Through the subdivision process, a long-term framework can be established for building and landscape design and control that can address the specific circumstance of the site and its location. This framework can be enhanced by the use of comprehensive development plans for staged subdivisions.

As part of the policy of consolidating urban growth at settlements, and to encourage community responses to local issues, Management Plans will be developed for all coastal settlements, as well as for other sections of the coast facing particular development or environmental issues. In partnership with local interests, such Plans will include structure plans for guiding future developments in the location. As required, plan changes may be needed to implement the directions set out in the Management Plans.

Foreshore Protection Areas are an effective method to manage development along the coastal margins where an integrated approach to natural hazards and natural character is needed. Within this margin, generally of a 50m width unless superseded by specific surveyed boundaries, all development will require consent to determine the appropriateness of the proposal with regard to, first, the assessed levels of risk from natural hazards and, second, the effects on the natural character of the coastline.

A number of non-regulatory methods have been adopted to foster co-operation between the various parties with interests in the coastal environment, and to encourage innovation in finding ways to sustainably manage these environments. These methods include the use of design guides, education and information about the environmental values of the coast.

13.4 Anticipated Environmental Outcomes

- (a) A pattern of settlement and development in the coastal environment that does not adversely affect natural, cultural or historic heritage values, and is able to be serviced efficiently, and does not result in sporadic, sprawling or ribbon development.
- (b) Commercial and residential development generally confined to existing settlements where the natural character values have already been compromised.
- (c) The natural character of the Wairarapa's coastal environment is preserved or enhanced, and is protected from inappropriate use, subdivision and development.
- (d) Public access to and from the coastal environment is maintained or enhanced, except where it would compromise other values in the coastal environment such as natural habitats, historic heritage, or increase risks associated with natural hazards, and public health and safety.
- (e) Subdivision and development occurs where there is no further exacerbation of significant risks from natural hazards, and where appropriate measures are taken to avoid or mitigate life and property from the risks of being adversely affected by natural hazards.

14 NATURAL HAZARDS

14.1 Introduction

A natural hazard is the result of natural processes that shape, form and alter the environment and potentially conflict with human activities. The Wairarapa is subject to a range of natural hazards, and in some areas these can pose significant risks where property is particularly vulnerable to their effects. These hazards are primarily:

- Flooding and river erosion;
- Earthquakes;
- Coastal erosion and inundation (storm surges, tsunami);
- Hill Country Erosion (slips slumps and runoff).

Under the Resource Management Act 1991, both regional and territorial authorities have responsibilities for controlling land use to avoid, remedy and mitigate the risks from natural hazards. The Regional Policy Statement sets out the different roles and responsibilities in relation to natural hazards. It requires territorial authorities to be responsible for controlling land use, except land within the coastal marine area and the beds of lakes and rivers.

It is not always possible to avoid adverse effects in already developed areas, but measures can often be taken to ensure the natural hazard risk is not exacerbated, such as limiting the amount of new residential development in areas most susceptible to flooding and requiring setback from coastal margins prone to erosion. Where the risks are significant, consideration of increased setbacks or even retreat may be required.

Principles for the management of coastal hazards and policies which must be given effect to, are set out in the New Zealand Coastal Policy Statement. The Civil Defence and Emergency Management Act 2002 sets out the functions and powers of various agencies, including local authorities, in preparing for, responding to and recovering from emergencies, including those caused by natural hazard events. The District Plan has a supplementary role in natural hazards' management by –

- Identifying assessing and managing the risks from natural hazards;
- Consulting and communicating about risks;
- Identifying and implementing cost effective risk reduction; and
- Monitoring and reviewing.

The principal role of the district plan is to identify where the risks are most significant, and to manage subdivision, development and activities within these areas to both avoid the exacerbation of such risks, and to reduce the risks as appropriate. Property risk can sometimes be reduced or avoided by applying a buffer distance from known 'hazard' areas and, in some circumstances, by adopting specific design techniques and development standards. Where it is not possible to avoid or mitigate the risk, some activities may not be appropriate and should be prevented. Conversely, activities that do not create unacceptable risk to life and property are permitted.

Procedures also exist outside the Plan to assist the community to plan, prepare and respond on an individual and district level in the aftermath of natural hazard events.

One of the biggest challenges facing authorities is obtaining accurate information about natural hazards, whether it is accurate knowledge of the location of faultlines or rate of coastal erosion, or estimates about the frequency and intensity of natural hazards events such as earthquakes and storms. The costs and problems associated with obtaining such information over such an extensive and relatively low populated area as the Wairarapa is enormous – it is therefore important to work with other key agencies, particularly the Greater Wellington Regional Council, in building the information base and determining appropriate management mechanisms.

Another difficulty facing local authorities is the effects of climate change, which are expected to alter the risks and location of natural hazards, particularly coast hazards, flooding and hill country erosion.

14.1.1 Flooding and River Bank Erosion

Much of the land adjoining the rivers in the Wairarapa is periodically affected by flooding when river levels overtop the riverbanks. In some locations mitigation measures such as stopbanks allow the flood plain to be used within an acceptable level of risk: however, there is still a risk that stopbank capacity may be exceeded. The management of river gravel extraction to assist flood protection works as provided for by the Greater Wellington Regional Council, should be recognised as an important facet of river management.

Flooding risks have been mapped by the Greater Wellington Regional Council; usually according to 1:100 and 1:50 year return intervals. In areas at greatest risk, it is generally preferable to prevent further development or forms of activities that would either exacerbate the risks (for example, by obstructing flood flows) or increase the risks to lives and property (particularly dwellings and important network utilities or infrastructure). Where the risks are not as significant, it may be acceptable to allow limited development, provided the location and design of structures reduces the risks to property and lives.

Erosion of riverbanks can occur as a result of flood events or on-going changes to a river system and can encroach into adjacent land. While erosion risks can vary over time, there are some areas at risk from river erosion on an ongoing basis. Stop-banks and river modification to control flooding and erosion, such as hard protection works (e.g. groynes, straightening etc), can have adverse environmental impacts on the river environment and on aquatic wildlife. Where they exist, people have been able to build within hazard zones. However, where this infrastructure is not currently required and flooding is accepted, it is preferable not to increase or create a need for protection works, by placing people and property in locations which would be at risk of flooding or threatened by bank erosion from unstable watercourses.

14.1.2 Coastal Erosion and Inundation

Coastal erosion can occur as a consequence of the level of the wave action, and is particularly evident during storm events. It can occur at different rates, especially over a long period of time.

- Short-term erosion and/or inundation occur mainly during severe storms.

- Long-term erosion occurs at variable rates associated with climatic patterns.

River mouths and structures in and around the sea edge can also contribute to and exacerbate erosion hazards.

Tsunamis are also a natural hazard along the Wairarapa coast, which is particularly vulnerable to waves coming from the east. The probability and size of tsunami are unknown: however, it would be similar to an extreme event of coastal erosion and inundation. The difficulties in managing the risks include the relative infrequency of such events, and the speed by which many can occur.

Specific detailed information on the extent of coastal erosion and hazards is not available, but the Plan adopts a precautionary approach to avoid or reduce the potential adverse effects on development from the natural processes of the coast.

14.1.3 Earthquakes

There are many known active fault lines in the Wairarapa. An earthquake on a fault may cause extensive ground shaking, particularly in areas with soft sediments and high groundwater tables, as well as rupture of the fault at the ground surface with permanent ground deformation..

The effects of earthquakes can be avoided or mitigated to some extent by locating structures away from known faultlines where rupturing might occur, or, in some situations, employing specialist design, structural or building procedures to improve structures' ability to resist the effects.

The intensity of ground shaking experienced in an area during an earthquake will depend on the ground materials, as well as the magnitude (size) and location of the earthquake. Low-density alluvium, which makes up much of the highly productive parts of the Wairarapa, intensifies the energy created by earthquake movements.

Apart from the problems in determining the frequency and magnitude of earthquakes, it can also be difficult to accurately identify the location of active fault lines. This issue is particularly so for fault lines whose scarps have been eroded or covered by younger sediments, and which are most likely to be less active faults that have not ruptured for a considerable length of time (i.e. several thousand years).

14.1.4 Hill Country Erosion

Hill country slipping normally results from heavy rainfall on steep land, which is unprotected by extensive vegetation cover. Human activity, such as vegetation removal and steep roadside cuttings, can exacerbate erosion risks. Soil stability can also be affected by land use activities such as earthworks, formation and construction of tracks, and development of building platforms. In some areas these activities can remobilise an existing instability, such as by removing soil from the toe of a slip, or uncovering ground which has an underlying geotechnical instability that becomes obvious once development commences. This hazard is mainly confined to the hill country in the eastern parts of the Wairarapa, which comprises softer sedimentary rocks, particularly during winter when accumulated rainfall can soften and weaken hill soils. While much hill country erosion occurs within farmland, some slips can

directly affect roads, buildings and infrastructure. Furthermore, the downstream effects of slips can worsen the effects of flooding, where sediment build-ups reduce the capacity of river channels to cope with flood flows.

14.1.5 Climate Change

Climate change is not expected to create new hazards, but it may change the frequency and intensity of existing risks and hazards, as a result of long-term shifts in climate patterns. The approach to managing these changes will be much the same as that already taken to managing natural climate variability, by requiring a more cautious approach in area where significant risks are likely to be exacerbated by the effects of climate change.

Long-term planning functions (such as through the District Plan) need to take account of expected long-term shifts and changes in climate extremes and patterns to ensure future generations are adequately prepared for predicted climate conditions, and that a proactive approach is taken to hazards mitigation or avoidance.

When assessing any resource consent application associated with a natural hazard, it is imperative climate change is one of the factors considered. For instance, the trend toward more severe flooding and coastal erosion should be taken into account.

14.2 Significant Resource Management Issues

1. The Wairarapa is susceptible to a range of natural hazards, including earthquakes and fault ruptures, flooding, river and coastal erosion, and slips.
2. While the predominant rural nature of the Wairarapa fortunately diminishes the overall potential risks from natural hazards, there are areas where activities and development are located within areas subject to the effects of natural hazards, particularly urban areas.
3. New activities and land development have the potential to increase the risk from natural hazards.
4. The planning and designing of development often does not take account of either the level of risks from natural hazards, or alternative ways to avoid or mitigate such effects.
5. The frequency and intensity of natural hazards may change as a result of the effects of climate change.
6. Hard engineering works to protect property and land from natural hazards have the potential to adversely affect the natural environment and weaken existing natural defences to natural hazards. However, alternative soft options such as dune restoration and beach nourishment, which can enhance amenity values, natural defences and biodiversity, are increasingly being used along part of the New Zealand coastline as an effective coastal hazard response.

14.3 Objectives, Policies and Methods

14.3.1 Objective NH1 – Areas at Significant Risk from Natural Hazards

To manage activities and development within areas at significant risk from natural hazards, to avoid, remedy or mitigate the adverse effects of those hazards.

14.3.2 NH1 Policies

- | | | |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| (a) | Identify areas at significant risk from the effects of natural hazards, and update as new information becomes available. | <i>Implemented through Method 14.3.4(a)</i> |
| (b) | Control the location and design of land use and subdivision in identified areas of significant risks from natural hazards to avoid remedy or mitigate adverse effects, with the controls appropriate to the level of risks. | <i>Implemented through Method 14.3.4(d), 14.3.4(e) and 14.3.4(f)</i> |
| (c) | Manage the type, location and design of new activities and development to avoid, remedy or mitigate the adverse effects of natural hazards to prevent unnecessarily exacerbating the risks to life, property and the environment from the effects of natural hazards. | <i>Implemented through Method 14.3.4(d), 14.3.4(e) and 14.3.4(f)</i> |
| (d) | Avoid as practicable the siting of new 'lifeline' infrastructure and services within areas of significant risks from natural hazards. | <i>Implemented through Method 14.3.4(c)</i> |
| (e) | Manage the use, storage, transportation and disposal of hazardous substances in areas subject to natural hazards to avoid, remedy or mitigate adverse effects from hazardous substances to the environment, and to the health and safety of people. | <i>Implemented through Method 14.3.4(c) and 14.3.4(d)</i> |
| (f) | Ensure that where development occurs within areas of significant risks from natural hazards, property owners and/or occupiers are appropriately informed of the risk. | <i>Implemented through Method 14.3.4(h) and 14.3.4(k)</i> |
| (g) | Raise awareness and educate people about the risks of natural hazards, and help them prepare, design and plan for the occurrence of natural hazard events through the provision of information and advice. | <i>Implemented through Method 14.3.4(h)</i> |
| (h) | Ensure a precautionary approach is taken in relation to planning for and adapting to the effects of natural hazards caused by long term shifts in climate and the possibility of sea level rise on both the natural environment and existing and future development. | <i>Implemented through Method 14.3.4(c) and 14.3.4(d)</i> |
| (i) | Where existing subdivision, use or development is threatened by a coastal hazard, coastal protection works should be permitted only where they are the best practicable option for the future. The abandonment or relocation of existing structures should be considered among the options. Where coastal protection works are the best practicable option, they should be located and designed so as to avoid adverse environmental effects to the extent practicable. | <i>Implemented through Method 14.3.4(c) and 14.3.4(d)</i> |
| (j) | The ability of natural features such as beaches, sand dunes, wetlands and barrier islands, to protect subdivision, use or | <i>Implemented through Method 14.3.4(c) and 14.3.4(d)</i> |

development should be recognised and maintained, and where appropriate, steps should be required to enhance that ability.

14.3.3 Explanation

The first priority in managing the risks from natural hazards is to identify areas of significant risks to inform decision-makers, landowners and the general public. While considerable information about flood risks in the Wairarapa currently exists (although this is constantly being improved over time), information about many other areas of risks is relatively limited.

The difficulties and costs of obtaining such information can be comparatively large for the level of risks involved and the rating base for funding. Therefore the process of expanding or improving the information base will be a gradual one, and as new information is obtained, the District Plan will need to be updated accordingly. The effects of climate change will need to be taken into account in identifying the level of risks and the extent of the hazard areas.

Greater Wellington has provided extensive information on the fault lines of the Wairarapa. This information details the main faults, recognising that the fault geology of the Wairarapa is complex. In instances where development is proposed and there are known to be faults locally present, investigations should be conducted to more precisely locate the position of the fault trace.

Where development has occurred in natural hazard areas, structural defence works have often been constructed to protect the significant investments in these areas (for example, stopbanks and seawalls). However, it is not prudent to totally rely on these measures, given the uncertainties and risks involved, particularly in areas where further intensification can be readily prevented to avoid worsening the risks.

Development within areas of significant risk from natural hazards has a range of adverse effects, not only on the property concerned but externally – for example, structures within floodplains can adversely affect the levels of risk downstream during flood events. The damage to infrastructure and essential services is another wider cost incurred by development in such areas.

In identified areas of significant risks, therefore, some form of controls are usually necessary to limit the potential of further subdivision and land development to worsen the risks by intensifying occupation and/or property investment. In areas of significant flood risks, for example, controls on structures and even planting may be required to prevent obstruction to flood flows. Earthworks can alter the direction and intensity of floods by diverting floodwaters or altering drainage patterns. By controlling the location and type of land use in natural hazard areas, the future losses experienced and the cost of response and recovery from natural disasters can be reduced. Buildings and structures need to be managed in Hazard zones as they may be endangered and require ongoing protection work. Small scale or intensive subdivision or land use within a hazard zone would mean that even if dwellings were not in the hazard zone, land and infrastructure could be, and attempts would generally be made by landowners to use hard protection structures to retain these features. For subdivision and development around a stream or river, consideration needs to be given to the likelihood of the stream moving and flooding, so that landowners do not degrade the stream environment through flood and erosion protection works in the future. A riparian buffer and setback large enough to accommodate natural movement of waterbodies and the coast is often the most practical solution.

The possibility of sea level rise may result in a retreat of natural coastal systems (e.g. dunes, estuaries and salt marsh). Planning for and adapting to the effects caused by long term shifts in climate need to consider both the natural environment (including effects on natural ecosystems), and existing and future development.

Preferably network utilities and other “lifeline” infrastructural services should be placed at minimal risk from natural hazards, and therefore some form of control on the location of such services within areas of significant risks is necessary. The presence of hazardous facilities or substances within natural hazard areas may also cause additional adverse effects during an event, and therefore need to be managed.

Measures to avoid or mitigate natural hazards will be assessed through resource consent applications, such as through managing the siting and design of buildings. Where the residual risks cannot be practicably avoided or reduced to acceptable levels, development may need to be prevented. Suitable measures will also need to be taken to inform existing and future owners of the risks from natural hazards.

Informing people of the risks from natural hazards – including the ways to avoid or minimise such risks, and how to be prepared for natural hazards events – is a critical and ongoing requirement. Such preparation includes education about how to minimise the risks when planning subdivision and development. Adequate information, therefore, needs to be disseminated to the community, in conjunction with those other authorities with responsibilities for natural hazards management and response.

14.3.4 Methods to Implement Natural Hazards Policies

- (a) Identification of areas subject to significant adverse effects from natural hazards in the Plan (Natural Hazard Areas), updated when new or improved information becomes available.
- (b) Working with the Wellington Regional Council and other appropriate agencies, seek to derive more reliable and updated information on the risks from natural hazards, including the effects of climate change.
- (c) Impose limitations on activities that would worsen the risks in identified Natural Hazard Areas, including controls on subdivision, new dwellings and “lifeline” utilities.
- (d) Development standards for permitted activities within identified Natural Hazard Areas to avoid or reduce the potential adverse effects of natural hazards.
- (e) Through the resource consent process, assess the potential effects of activities that do not comply with development standards or are a potentially incompatible land use.
- (f) Conditions on resource consent to avoid or reduce the potential risks from natural hazards, such as the siting of structures and minimum floor levels in identified floodable areas.
- (g) The preparation and review of Civil Defence and Emergency Management Plans for response and recovery from events, under the Civil Defence and Emergency Management Act 2002.

- (h) Provide education and information about the risks associated with natural hazards, including the ways to avoid or reduce such risks, and the means to be prepared for natural hazards events.
- (i) The allocation of resources through the Long Term Council Community Plan (LTCCP) process for measures to avoid, mitigate or remedy natural hazard effects in public areas where appropriate.
- (j) Where there are significant risks from natural hazards that have not yet been identified in the District Plan, control subdivision in areas through Section 106 of the Act.
- (k) Where the Council has some existing knowledge on the risks from natural hazards, inform landowners through Land Information Memoranda (LIM) under the Local Government Official Information and Meetings Act 1987.
- (l) Provide for such structural and operational works undertaken by the Wellington Regional Council to avoid natural hazard effects where deemed appropriate and necessary.
- (m) Apply Sections 71 and 72 of the Building Act 2004 to control inappropriate development of land subject to a natural hazard.

14.3.5 Principal Reasons for Adoption

Natural hazard areas need to be identified so that the risks to people, development and the environment can be clearly recognised and anticipated in planning for subdivision, development and land uses.

Flood hazards areas are shown on the Planning Maps, with the "Flood Hazard Area" representing the area identified by Greater Wellington Regional Council and the District Councils as at risk from flood events up to a 50 year return period. The 'Flood Alert Area' gives information on a few specific areas vulnerable to floods beyond the Flood Hazard Area, where events have occurred or been investigated. There are other areas which may have a similar hazard but which have not been specifically identified or investigated. This mapping does not mean that these are the only areas that may be subject to flooding, but are the areas that have been mapped. Areas subject to risk from ground rupture from faultlines are identified as "Faultline Hazard Areas" on the Planning Maps. Three different types of Faultline Hazard Areas are shown (Surveyed, Mapped and Assumed), which are differentiated based on the accuracy of the information known about the different faultlines. The Surveyed Faultline Hazard Areas are the most accurately defined, with less accuracy for the areas labelled as Mapped and Assumed Faultline Hazard Areas.

Rules, including development and subdivision standards, are effective methods to control those activities in natural hazard areas that might unduly exacerbate the risks and the consequent potential adverse effects. The resource consent process enables considered decisions to be made about managing the risks, including exploring means to avoid or mitigate the adverse effects of natural hazards where possible.

Natural hazards are unpredictable, and it is therefore not always possible to avoid or mitigate all natural hazard effects. Where information is inaccurate or uncertain, rules may not always be the effective instrument. In these

circumstances, the application of section 106 may be necessary to limit or manage potentially inappropriate subdivision.

Furthermore, as it is not possible to avoid the risks from natural hazard events, non-regulatory tools such as Emergency Management Plans and Response and Recovery Strategies are appropriate ways to prepare for such events.

Ongoing liaison with the Wellington Regional Council on natural hazard management will be continued, to ensure the most effective complementary policy response. In particular, this coordination includes provision in the Plan for the continued development and maintenance of flood protection schemes within the Wairarapa.

14.4 Anticipated Environmental Outcomes

- (a) The avoidance of further development in areas at significant risk from natural hazards where the hazards cannot be effectively mitigated.
- (b) Reduced effects from natural hazards, where possible, to minimise damage to property, land and life in areas subject to the natural hazards.
- (c) Activities or structures that do not create, accelerate, displace, or increase the effects of a natural hazard.
- (d) Greater public awareness of natural hazards, their effects on people and development, and ways to prepare for a natural disaster.

15 HAZARDOUS SUBSTANCES

15.1 Introduction

Under Section 31 of the Resource Management Act, territorial authorities are required to take steps to prevent or mitigate the potential for hazardous substances to have adverse effects on human health, the environment and property. The Wellington Regional Policy Statement specifies that territorial authorities are responsible for controlling land use involving hazardous substances to prevent any adverse effects from hazardous substances. The Act requires Regional Policy Statements to state who has land use responsibilities for managing the effects of hazardous substances. The Regional Policy Statement for the Wellington Region allocated responsibilities for developing objectives and policies to the Wellington Regional Council, with the responsibility for writing rules given to city and district councils.

The Resource Management Act provisions are to be seen in conjunction with the requirements of the Hazardous Substances and New Organisms (HSNO) Act 1996, which is the primary statute for the control of hazardous substances. Controls under HSNO cannot be negated or reduced by District Plan requirements. However, additional requirements can be placed on land use involving hazardous substances where the requirements are considered warranted to protect sensitive land uses or natural environments.

The term hazardous facility is used to describe site-specific activities which involve the use and/or storage of hazardous substances. Hazardous facilities are not just large-scale commercial or industrial sites, such as service stations, processing plants or engineering businesses, but can also include sites in residential areas where products containing hazardous substances are stored for small-scale activities such as garden maintenance and contract painting or landscaping. It is therefore important that the nature as well as the scale of hazardous facilities is appropriate for the surrounding land uses.

Natural waterbodies need to be protected from contamination by hazardous substances to protect water quality and avoid adverse effects on ecosystems. In particular, land use involving the use of substances with eco-toxic properties needs to be managed to minimise the risk of accidental releases into natural waterways.

Disposal of hazardous substances ranging from paint and detergent in residential areas to residual agrichemicals on farms, is a daily necessity. Environmental risks can be avoided or mitigated by controlled disposal, which comes under both regional and district council jurisdiction. The discharge of hazardous substances into the environment is controlled through the Regional Plan for Discharges to Land. The use of land for storing or disposing of hazardous substances in any waste treatment or disposal facility, however, is also controlled through this Plan.

Hazardous substances are moved through the Wairarapa by road and rail. These forms of transportation are also regulated by other legislation, such as the Land Transport Act, and the respective transport industries are generally effectively managed. Hence, the risk to the environment from transportation of hazardous substances is considered to be relatively low.

Hazardous substances can contaminate land when discharges occur and are not cleaned up. *Contaminated land* is an area where contaminants occur at greater levels than naturally occurring background levels. Within the Wairarapa

there are a number of known sites containing contaminated land where testing has confirmed the presence of hazardous substances. An owner wishing to conduct activities on contaminated land needs to ensure the contaminant is not exposed during activities or that it is appropriately managed, usually through remediation or removal from the land. Territorial authorities are responsible for controlling the effects of the use and development of land for the purpose of preventing or mitigating any adverse effects of the subdivision, use and development of contaminated land. When land has been contaminated by historical activities, it is not controlled by regional councils because hazardous substances are no longer being discharged to the environment. In this situation, processes need to be put in place so that future owners and users of the land are not adversely affected. The best time to do this is when there is an application to subdivide the land, or to change the land use.

Numerous agencies are involved in controlling hazardous substances, including the Occupational Safety and Health Service (OSH) of the Labour Department, the NZ Fire Service, Wellington Regional Council, NZ Police and the Ministry of Civil Defence and Emergency Management. All these agencies play a role in managing a hazardous substances emergency, and inter-agency co-ordination is essential for this to occur efficiently. However, it is important for territorial authorities to first minimise the risk of such emergencies occurring in the first place, through appropriate planning and compliance monitoring.

15.2 Significant Resource Management Issues

1. The use, disposal, storage and transport of hazardous substances can have adverse effects on the environment.
2. Use or development of contaminated land can pose a risk to human health, or increase the discharge of contaminants with consequent adverse effects on the environment.

15.3 Objectives, Policies and Methods

15.3.1 Objective Haz1 – Adverse Effects of Hazardous Substances

To protect the natural and physical environment, including community safety and health, from the adverse effects of hazardous substances.

15.3.2 Haz1 Policy

*Implemented through Method
15.3.7(b)*

- (a) Establish thresholds of acceptable risks from the use, storage, transportation and disposal of hazardous substances on the health and safety of people, and the environment.

*Implemented through Method
15.3.7(a), 15.3.7(d) and
15.3.7(e)*

- (b) Establish controls to ensure that potentially hazardous facilities are located, designed, constructed and managed to avoid, remedy or mitigate adverse effects from hazardous substances, including unacceptable risks, to the environment and/or human health.

- (c) Promote better understanding of the potential adverse effects of hazardous substances, and the methods and controls for avoiding remedying or mitigating such effects.

Implemented through Method 15.3.7(g)

15.3.3 Explanation

In any location where people are present, the adverse effects from the use, storage, transportation and disposal of hazardous substances on the health and safety of people, and the environment, need to be controlled. In particular, performance standards should restrict hazardous facilities from establishing near residential areas and sensitive other land uses where the risks are unacceptable.

Appropriate management, site design and contingency plans for sites using or storing substantial volumes of hazardous substances, are key actions to avoiding adverse environmental effects. Furthermore, site design should include containment systems to control spillage within the originating site and prevent hazardous substances from entering nearby land or water bodies. Contingency plans are essential to ensure that emergency situations are rectified rapidly and effectively to prevent environmental contamination. These actions can be imposed through conditions of resource consent.

15.3.4 Objective Haz2 – Contaminated Land

To ensure when contaminated land is subdivided and/or redeveloped that the adverse effects of the land's contamination on the environment and future uses of the land are avoided or remedied.

15.3.5 Haz2 Policies

- (a) Require landowners to undertake contaminant removal and appropriate disposal from known contaminated land, or treatment to contain the contaminant where the wider environment may be adversely affected.
- (b) Update the list of known contaminated land, as reliable information becomes available.
- (c) Control new activities on contaminated land to ensure any potential adverse effects arising from the contamination are avoided, remedied or mitigated, in coordination with the Regional Council.
- (d) Recognise that some historical uses of land may have resulted in land contamination and the redevelopment of this land needs to be controlled.

Implemented through Method 15.3.7(a), 15.3.7(d) and 15.3.7(e)

Implemented through Method 15.3.7(c)

Implemented through Method 15.3.7(a), 15.3.7(d) and 15.3.7(e)

Implemented through Method 15.3.7(a), 15.3.7(d) and 15.3.7(e)

15.3.6 Explanation

Some land within the Wairarapa are contaminated from previous land use. These contaminated areas can pose a threat to the environment and to the health of people. Depending on the nature of the contaminant, some activities could be vulnerable to the effects of the contaminants and therefore be unsuited to the contaminated land (for example, a residential use). Activities that require substantial earthworks or regular soil disturbance may also be unsuitable as they may inadvertently expose the contaminant.

Alternatively, where new activities locate on a contaminated land and the contaminant is not disturbed, there may be no adverse effect to the activity or the environment.

Potential purchasers of contaminated land need to be informed of the land's constraints so they can consider its suitability for activities or development, and methods to avoid, remedy or mitigate the potential risks. To assist this, activities on land listed in the Schedule of Known Contaminated Land will be controlled to ensure contaminants are not exposed by the activity, or that effective remediation is undertaken to avoid or mitigate adverse effects. As further reliable information on contaminated land becomes available, the schedule will be updated either to add new land or remove existing land where the risks have been effectively eliminated.

Regional councils are responsible for controlling all discharges of contaminants to the environment. Any remediation work undertaken on land that causes a discharge of contaminants to the environment may require a resource consent from the Wellington Regional Council.

The Council must be satisfied that any likely adverse effects from such contamination are avoided or remedied. This assessment should be done before the change in land use occurs to protect users of the land from the adverse effects of contaminants. The historical land use of all land can be checked against the Hazardous Activities and Industries List (see Appendix 3), and if necessary, investigations required to show that the land is not contaminated before the change in land use occurs.

15.3.7 Methods to Implement Hazardous Substances Policies

- (a) Performance standards for hazardous facilities to ensure potential adverse effects of hazardous substances are avoided remedied or mitigated.
- (b) Establish risk thresholds to identify potentially significant risks from hazardous facilities.
- (c) Identify contaminated land through a Schedule of Known Contaminated Land (with the Schedule updated as reliable new information becomes available) and apply a modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) for potentially contaminated land to control activities and development through the resource consent process.
- (d) Assess the potential environmental effects for activities requiring resource consent through the hazardous facilities screening process and/or by non-conformance with other performance standards and/or the use of known contaminated land.
- (e) Impose appropriate conditions of resource consent to avoid, remedy or mitigate potential adverse effects of hazardous substances.
- (f) Promote the use of codes of practice and in particular support the use of NZS8409:2004 "Management of Agrichemicals", in the management of the use, storage and transportation of hazardous substances.

- (g) Provide education and information on potential land contamination from hazardous substances and measures to avoid environmental risk.
- (h) Allocate resources through the Long Term Council Community Plan (LTCCP) process to support initiatives to avoid, remedy or mitigate adverse effects of hazardous substances, where public involvement is appropriate.
- (i) Land Information Memoranda (LIM) under the Local Government Official Information and Meetings Act 1987 to inform landowners of property contamination.
- (j) Coordinate with other agencies with responsibilities in managing hazardous substances.
- (k) Use of other powers as appropriate under other legislation, including the Hazardous Substances and New Organisms Act 1996, the Health and Safety in Employment Act 1992, the Transport Act 1992, the Building Act 1991, the Civil Defence Act 1983 and the Local Government Act 2002.

15.3.8 Principal Reasons for Adoption

The management of the use of land involving hazardous substances, generally called a hazardous facility, is a primary role of territorial authorities under the Resource Management Act. This role complements the substance-specific requirements of the HSNO Act.

The most effective means of managing the risks from hazardous substances is through a combination of regulatory and non-regulatory methods that complement, but do not supplant, the controls and responsibilities of other agencies under other legislation.

A threshold of risk system of control is the most appropriate way to identify potential sources of hazard from a wide range of possible uses, in conjunction with some key performance standards for the use of hazardous substances.

Known contaminated land is identified in the Plan, and potentially contaminated sites are identified using the HAIL approach, with corresponding rules. The known contaminated sites provide a high level of certainty about the location and management of these sites. For potentially contaminated sites, assessment through the resource consent process would ensure the risks of any potential contamination are effectively remediated.

Resource consents are required where those thresholds are exceeded and/or where the performance standards are not met so that the potential adverse effects can be assessed on a case-by-case basis, and special conditions imposed where circumstances require to ensure adverse effects are avoided, remedied or mitigated.

15.4 Anticipated Environmental Outcomes

- (a) The risks to people, property and the environment arising from hazardous facilities are managed at acceptable levels.
- (b) Where occurrences of accidents and spillages involving hazardous substances cannot be satisfactorily avoided, the scale of their adverse environmental effects can be remedied or

mitigated through appropriate site design, management and operational practices of hazardous facilities.

- (c) The number of known contaminated land is reduced, and/or the extent of their contamination is reduced to levels where they may satisfactorily be used without significant adverse effects on people or the environment.

16 NETWORK UTILITIES AND ENERGY

16.1 Introduction

The Wairarapa relies on a network of utilities, including energy distribution, radio-communications, telecommunications, meteorological facilities and water and wastewater reticulation. A network utility operator, as defined by the Act, or other operators may provide these utilities.

Network utilities are critical for the efficient and ongoing functioning of the Wairarapa. They contribute significantly to the community's health and safety, as well as to its economic and social wellbeing. The benefits of network utilities to the efficient functioning of modern society are therefore substantial.

While network utilities generally have little long-term impact on the environment, some utilities have the potential to have significant adverse effects on the environment. These effects may result from activities involved in establishing the facility, be generated by the facility itself, or be associated with the maintenance and operation of the facility.

Potential adverse effects can include:

- The visual impacts of structures, particularly large/tall utilitarian facilities (for example, masts on ridgelines);
- Risks to public health and safety (for example, the effects of exposure to levels of radio frequency fields exceeding those contained in the relevant accepted national standard); and
- Noise and odour (for example, that emanating from reticulated sewage pumping stations).

In general, the effects of network utilities can be managed through development and performance standards, whether through Codes of Practice or regulatory controls.

Energy is also critical to the functioning of the Wairarapa. Increasing demand for energy at a local level has an impact on the limited resources available to provide energy – while non-renewable resources such as gas and coal will eventually be depleted, renewable resources including hydro, solar, wind power, and biomass sources may also bring about adverse effects on the environment, such as visual impacts and the impact of new dams on river systems.

Changes made to the Resource Management Act in March 2004 mean that energy efficiency, climate change and the benefits of the use and development of renewable energy are matters to which the Council must have particular regard under Section 7 of the Act. The Government has confirmed its commitment to reduce New Zealand's greenhouse gas emissions and to achieve increasingly sustainable energy use, based on increasing the proportion of electricity generated from renewable sources.

The Act defines renewable energy as energy produced from solar, wind, hydro, geothermal, biomass, tidal, wave, and ocean current sources. The use and development of renewable energy can be in a number of different forms. At the domestic scale, there are various ways to use natural sources of heat, including the orientation of buildings towards the sun to assist passive

heating, cooling and natural lighting. Significant gains can also be made through solar water heating or solar panels in dwellings.

Domestic small scale turbines may become more common, particularly for properties located at distance from energy sources. The scale of such facilities are unlikely to create significant environmental effects, particularly in rural areas where distances from neighbouring properties and screening vegetation, such as shelter belts, can avoid or mitigate any visual and noise effects.

While domestic scale energy efficiency and alternative energy sources will contribute to the reduction of energy consumption, they will be insufficient to meet the anticipated nationwide growth in demand for energy to supply growth in the economy. A substantial proportion of future energy supply will therefore need to be generated from new and preferably renewable sources.

There are many different forms of economically viable renewable energy options currently being developed in New Zealand and overseas. Currently, the key potential source of renewable energy development in the Wairarapa is from wind, although options such as large-scale solar generation, biomass or wave energy may become more technically and economically viable in the future.

Across New Zealand – including in the Wairarapa – electricity generated by wind turbines is therefore likely to form an important component of renewable energy development in the foreseeable future. Parts of the Wairarapa contain an excellent potential for wind generated energy. Usually, wind energy facilities are provided at a large scale, and can therefore potentially have environmental effects, particularly landscape and amenity effects, as wind energy facilities, by necessity, are located in open usually prominent locations where the wind resource occurs. Facilities for the transmission of the generated electricity to the grid may also be necessary, with potential for environmental effects. Due to the location of the wind resource in the District, wind energy facilities are likely to be sited in elevated locations in coastal and rural areas. The characteristics that lend themselves to wind energy generation often also provide an important landscape backdrop for urban and rural areas. There are potential tensions between the existing values of these areas and their potential for wind energy generation.

Increased demand also increases the need for more distribution systems, which may bring about adverse effects on the environment. The effects from energy generation and distribution facilities can generally be effectively addressed through a variety of methods. However, some level of adverse effects may need to be accepted in accordance with the necessity for energy, and as New Zealand moves towards a more sustainable energy future.

16.2 Significant Resource Management Issues

1. The development of new network utilities and energy generation facilities can create adverse effects on the environment – in particular, the scale and utilitarian nature of many facilities may cause adverse landscape and visual effects.
2. The operation of network utilities may also create adverse effects.
3. The Wairarapa depends upon the efficient network of utilities and energy generation to support its economic and social wellbeing, and thus some level of adverse environmental effects may have to be

- accepted, particularly as the Wairarapa moves towards a more sustainable energy future.
4. New subdivision, use and development could adversely affect the safe and efficient functioning of the existing network utility infrastructure and existing energy generation facilities.
 5. Renewable energy resources can have environmental benefits compared to utilising non-renewable energy resources.
 6. The growth of New Zealand's economy can only be supported by continued growth in the supply of energy.
 7. Energy conservation and efficiency measures are not expected to be sufficient to meet all future energy demand and additional energy generation is expected to be needed.
 8. Wairarapa's wind energy resource has significant potential for energy generation. New wind energy generation facilities will have particular location constraints – often needing locations on elevated land – with associated visual changes.

16.3 Objectives, Policies and Methods

16.3.1 Objective NUE1 – Management of Network Utilities

To enable the efficient development, maintenance and operation of network utilities, while avoiding, remedying or mitigating adverse effects on the environment.

16.3.2 NUE1 Policies

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <p>(a) Controls on subdivision and land development as needed to avoid, remedy or mitigate the adverse effects of new development on the efficient operation of network utilities.</p> | <p><i>Implemented through Method 16.3.7(a), 16.3.7(b), 16.3.7(d) and 16.3.7(e)</i></p> |
| <p>(b) Establish environmental standards that set an appropriate weight on avoiding, remedying or mitigating the adverse effects on the environment while taking into account the technical and operational requirements of network utilities and their importance to the efficient functioning of the Wairarapa.</p> | <p><i>Implemented through Method 16.3.7(a)</i></p> |
| <p>(c) Ensure the operation, establishment, maintenance or upgrading of network utilities does not compromise community health and safety.</p> | <p><i>Implemented through Method 16.3.7(a), 16.3.7(d) and 16.3.7(e)</i></p> |
| <p>(d) Avoid, remedy or mitigate any adverse effects of network utilities on the amenity and character of the Wairarapa environment, particularly outstanding landscapes and natural features.</p> | <p><i>Implemented through Method 16.3.7(a), 16.3.7(d) and 16.3.7(e)</i></p> |
| <p>(e) Encourage network utility operators to locate their infrastructure within road corridors and underground cables, lines and pipes in urban areas, and as practicable, underground cables, lines and pipes in rural areas.</p> | <p><i>Implemented through Method 16.3.7(a), 16.3.7(d) and 16.3.7(e)</i></p> |
| <p>(f) Encourage network utility operators to avoid, remedy or mitigate adverse environmental effects by co-siting or sharing facilities where technically and economically practicable.</p> | <p><i>Implemented through Method 16.3.7(a), 16.3.7(d) and 16.3.7(e)</i></p> |

*Implemented through Method
16.3.7(a), 16.3.7(d) and
16.3.7(e)*

- (g) Recognise the technical and operational requirements of network utilities and the benefits they provide to the wellbeing of the Wairarapa when assessing resource consent applications.

16.3.3 Explanation

Network utilities are a significant physical resource as they contribute to the social wellbeing and economic vitality of the Wairarapa. It is therefore imperative to provide for their establishment, upgrading, operation and maintenance, and to protect them from the adverse effects of new development or activities, such as locating buildings close to power transmission lines.

Some network utilities have operational requirements that may limit either the locations where they can establish or the scale and form of the facility. These requirements need to be considered along with the contribution that network utilities make to the functioning and wellbeing of the community, both in setting appropriate controls and in making decisions on resource consents.

Maintaining the valued environmental characteristics of the Wairarapa is a fundamental premise of the Plan. Network utilities can significantly affect the landscape and local amenity values and therefore should be located and managed in a manner that avoids, remedies or mitigates their impact on the character of the Wairarapa, its outstanding landscapes and important natural or heritage values. Such controls need to reflect the relative characteristics and amenity values of the different environmental zones in the development standards.

Co-siting, sharing facilities and undergrounding are methods that minimise the visual effects of network utilities, and should, wherever practicable, be encouraged. Generally, locating network utilities within the road corridor is a form of co-sharing, for which the Plan should provide.

16.3.4 Objective NUE2 – Energy Generation and Efficiency

To move the Wairarapa towards a sustainable energy future by encouraging energy efficiency and the generation of energy from renewable sources.

16.3.5 NUE2 Policies

*Implemented through Method
16.3.7(g)*

- (a) Encourage energy efficiency through conservation and efficient energy use.

*Implemented through Method
16.3.7(g)*

- (b) Recognise the local, regional and national benefits to be derived from renewable energy generation.

*Implemented through Method
16.3.7(g) and 16.3.7(d)*

- (c) Recognise and manage appropriate development of the Wairarapa's significant potential renewable energy resource.

*Implemented through Method
16.3.7(a), 16.3.7(d) and
16.3.7(e)*

- (d) Provide for renewable energy generation while, as far as practicable, avoiding, remedying or mitigating the adverse effects, particularly of large scale and/or prominent facilities.

*Implemented through Method
16.3.7(f)*

- (e) Recognise and promote the use of environmental management codes of practice and best practice methods in energy generation, distribution and use.

- (f) Recognise the technical and operational requirements of energy generation and distribution and its benefits to the wellbeing of the Wairarapa when setting and implementing appropriate environmental standards to avoid, remedy or mitigate the adverse effects on the environment and when assessing applications for resource consent. *Implemented through Method 16.3.7(a), 16.3.7(d) and 16.3.7(e)*
- (g) Manage subdivision and land use activities to avoid adverse effects on the efficient operation of established energy generation facilities. *Implemented through Method 16.3.7(g)*

16.3.6 Explanation

Energy can be used efficiently in a number of ways. As well as voluntary efforts to reduce day-to-day use, there are, at the domestic scale, various aspects of residential design that can reduce the need for energy. For instance, well-insulated buildings oriented towards the sun require less heating. The Councils will encourage innovative, energy-efficient design of subdivisions and buildings by sharing information and providing guidance on good design. Matters such as buildings standards for energy efficiency are addressed under other statutory frameworks.

The use of solar water heating and solar panels on dwellings can also greatly contribute towards increasing the use of renewable energy. Again, these renewable energy initiatives would work best through advocacy and encouragement, rather than regulation under the RMA.

Encouraging energy generation from renewable sources is necessary to achieve long-term reductions in local and national dependence on non-renewable resources. The positive benefits derived from renewable energy generation should be recognised when considering provisions or standards that may affect their establishment and operation.

Wind energy is the most likely form of renewable energy to be produced in the Wairarapa, as already demonstrated at the Hau Nui wind farm. There is an excellent wind resource in the Wairarapa, as well as land capacity to cater for future wind energy facilities. Development of wind energy facilities involves large-scale structures located on elevated land. Consequently, they may have significant environmental effects, particularly on landscape and amenity values. Proposals for wind energy facilities therefore require an assessment of effects through the resource consent process, considering the benefits of a proposal along with its adverse effects on the environment, including ways to avoid, remedy or mitigate such effects.

The technical and operational requirements of energy generation and distribution should be taken into account when development and performance standards are established, to recognise that the usual thresholds may not be appropriate for such facilities.

Once established, energy generation and distribution facilities are important assets and it is appropriate to ensure that new activities nearby do not adversely affect their efficient operation.

There are various codes of practice and good environmental management techniques that will be promoted in the design, location and operation of energy generation and distribution systems, as well as in energy use, such as the energy efficiency through good building design, using inbuilt passive heating and cooling systems.

16.3.7 Methods to Implement Network Utility & Energy Policies

- (a) Development and performance standards for network utility and energy generation and distribution activities, recognising the relevant technical and operational requirements.
- (b) Restrict new buildings and subdivision in proximity to high voltage transmission lines.
- (c) Provide for opportunities in domestic self-sufficiency in energy generation, energy efficiency, and other services.
- (d) Assessment of environmental effects through the resource consent process for activities not complying with Plan standards.
- (e) Conditions on resource consent to avoid remedy or mitigate the adverse effects.
- (f) Promote the use of relevant codes of practice.
- (g) Advocate and encourage the use of energy efficient design for buildings and subdivision.
- (h) Coordinate with the functions and requirements of other legislation, such as the Telecommunications Act 2001, the Electricity Act 1992 and the Gas Act 1992.
- (i) Apply the rules and standards in any applicable National Environmental Standards (NES), such as the NES for Electricity Transmission Activities and NES for Telecommunication Activities.

16.3.8 Principal Reasons for Adoption

Network utilities and energy generation provide essential community services, and their ongoing maintenance and operation is vital to efficient functioning and wellbeing of the Wairarapa. However, these facilities can have significant effects on the environment. The methods are intended to enable the efficient operation of utilities while avoiding, remedying or mitigating their adverse effects. A range of regulatory methods will be used, such as making undergrounding of pipes and cables as a permitted activity. Non-regulatory methods, such as promoting the co-siting of utility facilities, will also be used.

To ensure the provision and operation of network utility services, development and performance standards have been established for new facilities, within appropriate height and scale limits. However, large utility and energy generation facilities can create a broad range of potential adverse effects, and thus it may be more appropriate that substantial new facilities are assessed through either the resource consent or designation procedures.

The safe and efficient operation of energy distribution facilities can be adversely affected by the inappropriate siting of new buildings and subdivision. Regulatory methods will be used for new buildings and subdivision in proximity to high voltage transmission lines.

Provision for self-sufficiency in energy generation and other services should be made; at the least, the development standards should not limit opportunities where such facilities have no more than minor adverse effects.

Advocacy is the main method of implementing sustainable energy policies because it educates and empowers individuals and businesses to implement

the initiatives themselves, to fit their circumstances. This advocacy will be supported by national initiatives such as those undertaken by Energy Efficiency and Conservation Authority.

16.4 Anticipated Environmental Outcomes

- (a) The continued development and provision of essential network utility services, which avoids, remedies or mitigates adverse effects on the environment.
- (b) Greater domestic self-sufficiency in energy use and efficiency and other services.
- (c) Network utilities located underground in urban areas, and/or co-sharing road corridors or other locations.
- (d) The adverse effects of network utilities and energy generation on the identified the landscape and character of the Wairarapa, particularly its outstanding landscapes and natural features are minimised as far as practicable.
- (e) Efficient use and development of Wairarapa's renewable energy resources, contributing towards an increased proportion of New Zealand's energy consumption being derived from renewable sources.
- (f) New buildings and subdivision located away from high voltage transmission lines.
- (g) Renewable energy generation facilities may have established in appropriate locations and their on-going efficient operation in a manner that appropriately remedies or mitigates adverse effects.

17 TRANSPORTATION

17.1 Introduction

An efficient and effective transportation network is critical to the functioning and growth of the Wairarapa, to convey people, goods and services in a safe and effective manner. The road and rail network, together with Hood Aerodrome, comprise the Wairarapa's main transport infrastructure.

The transport infrastructure is a strategic physical resource and requires protection from activities that may adversely affect its efficient and safe operation. For example, a new land use with access from a narrow local road could generate more traffic than the road is designed to cater for, therefore adversely affecting the safe and efficient operation of that road. As importantly, in town centres the use of roads for parking can result in congestion and safety issues, as well as a degraded quality of environment.

Alternatively, the transportation network is critical to ensuring the Wairarapa grows and develops, and therefore its capacity may need to be more fully utilised or enhanced so that the social and economic wellbeing of the community prospers. The transportation network should therefore continue to be developed to support the strategic and sustainable growth of the Wairarapa.

In terms of the Wairarapa's roading network, there are four hierarchy classifications:

- *Strategic Arterial*: State Highways and major bypass routes, the backbone of the network, linking the Wairarapa with the rest of the country;
- *District Arterial*: Key district roads of considerable importance to the local economy, linking communities within the Wairarapa;
- *Collector*: Local roads or routes within or between population centres and activity areas, that collect traffic from local roads and feed through to arterial routes;
- *Local*: Predominantly providing access to properties.

The function of a road within the hierarchy and the impact of new activities on its operation are vital considerations. New activities, for instance, often require new entrances to the road network and this need to be carefully located and designed to avoid adverse effects on the safety and efficiency of that road. Where development is an important part to the growth and development of the Wairarapa, then a broader approach than a property-by-property basis may be required to addressing potential deficiencies in the roading network, particularly intersections.

The rail corridor is also a key part of the Wairarapa's transportation network, and therefore its efficient and safe operation must also be protected from potential adverse effects of activities.

Hood Aerodrome is a strategic component of the Wairarapa aviation industry, and it is important that nearby land uses do not inhibit its functionality and its future development by undue sensitivity to the effects of air traffic, such as noise.

The transport infrastructure is also highly influential in the pattern and character of urban growth, as it often forms the framework for urban

development. Thus transportation network and urban growth need to be managed in an integrated way.

New or upgraded transportation infrastructure may also have adverse effects on the environment. For example, new roads can bring about such adverse effects as traffic noise, exhaust emissions, contamination of stormwater runoff from roads, and degradation of amenity values.

17.2 Significant Resource Management Issues

1. The safe and efficient operation of the Wairarapa's road and rail network can be adversely affected by land uses and development, such as through additional traffic volumes on busy roads, unsafe access and intersection arrangements, and over use of roads for parking.
2. The sustainable growth and development of the Wairarapa depends on the capacity and efficiency of the transportation network to meet current and future demands.
3. The benefits of maintaining an efficient transport network need to be balanced with the adverse effects on the environment that can result from the use and development of the network.
4. The safe and efficient functioning of the Hood Aerodrome and its future development could potentially be jeopardised by development in close proximity.

17.3 Objectives, Policies and Methods

17.3.1 Objective TT1 – Managing the Road Network

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

17.3.2 TT1 Policies

*Implemented through Method
17.3.10(a)*

- (a) Identify and manage a hierarchy of roads within the Wairarapa to ensure that the function of each role is recognised and protected in the management of subdivision and land use.

*Implemented through Method
17.3.10(b)*

- (b) Establish controls and standards on land use and subdivision to avoid, remedy or mitigate any effects of the land use on the safe and efficient functioning and operation of the road network, including loading, parking and manoeuvring.

*Implemented through Method
17.3.10(b), 17.3.10(d),
17.3.10(e) and 17.3.10(h)*

- (c) Establish controls and standards on new intersections and access points onto roads to avoid, remedy or mitigate any adverse effects on the roads' safe and efficient functioning.

*Implemented through Method
17.3.10(h)*

- (d) Promote knowledge and understanding of good roading and access design.

*Implemented through Method
17.3.10(g) and 17.3.10(i)*

- (e) Support and encourage the safe provision of non-vehicular forms of transport within the road network, including cycling and walking.

- (f) Ensure a coordinated approach to addressing capacity and safety issues within the road network, working with New Zealand Transport Agency in relation to State Highways.
- (g) Protect natural, amenity and landscape values from the effects of new, reconstructed and upgraded transport infrastructure.

Implemented through Method 17.3.10(g)

Implemented through Method 17.3.10(b), 17.3.10(d) and 17.3.10(e)

17.3.3 Explanation

The road network is a critical part of the Wairarapa's infrastructure. The use of a road hierarchy is an established and effective means of recognising the different role of roads within the network, and to manage the associated land use in a way that will protect the functioning of each road in accordance with its role within the hierarchy.

The use of land can create a number of adverse effects on the safety and efficiency of roads – for example, through excessive use of streets for parking, or through poorly sited access points. Most of the effects can be avoided or mitigated through compliance with standards imposed through the District Plan, such as through parking requirements and access standards.

The promotion of good design in the provision of vehicle facilities will facilitate good planning without unnecessary reliance on regulatory controls.

It is imperative that pedestrians, cyclists, and mobility scooters are able to use the roading network in a safe manner, whether it is within the road reserve itself or through the provision of separate facilities, such as clearly delineated cycleways and footpaths. An integrated approach for all modes will therefore be taken in the design and management of the Wairarapa's roading network.

Finally the role of the road network is to service the needs and promote the wellbeing of the Wairarapa, including its ongoing economic and social development. Where there are constraints and safety issues arising from further development and growth, a coordinated approach will be needed to undertake the necessary actions to address such matters. This will include working with New Zealand Transport Agency in regard to State Highways.

The construction of new, reconstructed and upgraded roads and rail corridors could potentially degrade the natural, landscape and amenity values of the local environment, such as increased noise generated by traffic. The design and alignments of new or upgraded transport infrastructure shall be assessed in terms of whether there are measures that can be taken to avoid, remedy or mitigate any adverse effects.

17.3.4 Objective TT2 – Managing the Rail Corridor

To ensure development and activities in and around the rail corridor, as well as the operation of the railway itself, are managed to be mutually compatible.

17.3.5 TT2 Policies

- (a) Protect the existing rail corridor from the adverse effects created by adjoining land use activities, particularly the subdivision and development of land.
- (b) Manage the adverse effects of the use of the rail corridor on adjoining activities.

Implemented through Method 17.3.10(b), 17.3.10(d) and 17.3.10(e)

Implemented through Method 17.3.10(b), 17.3.10(d) and 17.3.10(e)

*Implemented through Method
17.3.10(b), 17.3.10(d),
17.3.10(e) and 17.3.10(j)*

(c) Provide for the development and continued operation of the rail network.

*Implemented through Method
17.3.10(b), 17.3.10(d) and
17.3.10(e)*

(d) Establish controls and standards on land use and subdivision to avoid, remedy or mitigate any effects of the land use on the safe and efficient functioning and operation of the railway network.

17.3.6 Explanation

The rail corridor is an important physical resource providing for both commercial passenger and freight transportation. Its continued operation is essential to the Wairarapa. The railway is a busy facility with continued growth in passenger numbers, and it is envisaged that the frequency of the service may increase over time. Currently, it is unlikely there will be any extensions to the rail network beyond its current holdings. There is ample land available surrounding the railway network if required for a range of facilities, including park and ride.

Some development in close proximity to the railway, may adversely affect the railway's safe and efficient functioning. Due to its historic location, landowners need to accept a certain level of effects emanating from the railway. Measures to mitigate adverse effects, such as insulation of buildings from rail corridor noise by using barriers and acoustical treatment of buildings are also encouraged for residential unit in the vicinity of the rail corridor.

As the rail corridor is designated for railway purposes, the most effective means is to work with the owner (ONTRACK) and user (Toll) of the rail corridor to address any adverse effects arising from its use.

17.3.7 Objective TT3 – Managing Air Transport Facilities

To maintain the efficient functioning and future development potential of air transport facilities, including Hood Aerodrome, without unnecessary adverse effects on amenity values.

17.3.8 TT3 Policies

*Implemented through Method
17.3.10(b), 17.3.10(c),
17.3.10(d) and 17.3.10(e)*

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

*Implemented through Method
17.3.10(b), 17.3.10(c),
17.3.10(d) and 17.3.10(e)*

(b) Manage the adverse effects caused by the operation of Hood Aerodrome and other key air transport facilities on adjoining activities.

*Implemented through Method
17.3.10(b), 17.3.10(c),
17.3.10(d) and 17.3.10(e)*

(c) Provide for the continued functioning and future development of Hood Aerodrome and other key air transport facilities.

17.3.9 Explanation

Air transport is an increasingly important component of the Wairarapa's transportation network. In particular, Hood Aerodrome is an important strategic resource for the Wairarapa, providing for freight traffic, passenger transport, recreational and training activities, public events, primary production services and other ancillary activities.

Problems can occur when new development of a type likely to be sensitive to aircraft noise (particularly residential use) occurs within close proximity to one of the Aerodrome's runways and associated flight paths (a phenomenon called 'reverse sensitivity'). Over time, complaints can create problems for the continued effective and efficient operation of the airport. For this reason, it is important to limit potential future problems preventing the intensification of residential activities within close proximity of the Aerodrome. The Aerodrome constitutes a substantial capital investment that cannot be readily relocated, so some limitations on neighbouring properties are necessary.

The noise emissions from the Aerodrome need special management in recognition of the essential service that the facility provides to the Wairarapa, as the general noise standards are not appropriate. For this reason, a reasonable operational framework needs to be in place, to allow for the continued use and future development of the Aerodrome, having regard to the ongoing ability of landowners to use their property and the need to provide a reasonable level of protection for the community. The ongoing use and development of the Aerodrome is also managed under the provisions of the Hood Aerodrome Management Plan, and within the Aerodrome's designated purpose.

Mitigation measures are encouraged for residential units in the vicinity of the site, such as acoustical treatment, although this will be at the owner's discretion, and is not a mandatory requirement, unless as part of a condition of a subdivision or land use consent.

In addition to Hood Aerodrome, there are small air transport facilities located elsewhere within the Wairarapa. Where such activities are important contributors to the social and economic wellbeing of the community, it may also be appropriate to provide a specific management framework, albeit at a smaller scale. In such circumstances, the framework should ensure that the operational effects of the activity are contained insofar as practicable to the site in question. However, some limitations may be required offsite to maintain the ongoing viability of the operation.

17.3.10 Methods to Implement the Transportation Policies

- (a) Identification of a road hierarchy to assist in assessing the potential effects of an activity on the functioning of the network.
- (b) Development and performance standards for permitted activities, including minimum standards for vehicle access, loading, parking and manoeuvring.
- (c) Specific environmental management frameworks for significant air transport facilities.
- (d) Assessment of environmental effects through the resource consent process for activities that do not comply with standards.
- (e) Conditions on resource consent to avoid, remedy or mitigate the effects of activities on the transportation network.
- (f) Financial contributions for roads and other necessary works to address the effects of land use on the transportation network.
- (g) Coordination with New Zealand Transport Agency, ONTRACK and other key agencies with responsibilities for the transportation network to identify and address issues.

- (h) Compliance with New Zealand Standard 4404: 2004 *Land Development and Subdivision Engineering* to ensure a suitable standard of infrastructure.
- (i) The identification and funding of priorities and projects through the Long Term Council Community Plan (LTCCP) for works and services and to resource initiatives.
- (j) The use of other legislation statutory functions and powers as appropriate: for example, bylaws.
- (k) Coordination and input into the Regional Land Transport Strategy.

17.3.11 Principal Reasons for Adoption

The road network is essential in providing for the physical and economic wellbeing of the community, enabling the safe and efficient movement of people, goods and services through and within the Wairarapa.

Identifying a road hierarchy enables effects generated by activities to be managed according to the type, nature and function of the road. Understanding the role a road plays within the hierarchy enables the effects of new activities to be evaluated in the context of the road's function and operation.

Development and performance standards for vehicle use, such as siting and sightline requirements for entrances onto roads, seek to avoid potential conflicts with road users, thereby maintaining the safety and efficiency of the road network.

Other important transportation networks, including the rail corridor and Hood Aerodrome, are also important to the functioning of the Wairarapa. The provisions have been adopted to ensure their ongoing operations are not unduly restricted through problems arising from land uses located in close proximity.

A range of other non-regulatory methods will also be needed to achieve the transportation policies. In particular, coordination with key transportation agencies will be essential to ensure issues are promptly identified and resolved effectively.

17.4 Anticipated Environmental Outcomes

- (a) A transportation network that provides for the movement of goods and people in a safe and efficient manner, and is developed in a sustainable and integrated manner to meet the needs of the Wairarapa.
- (b) The potential adverse effects of land use and development on the transportation network are avoided, remedied or mitigated.
- (c) The adverse effects associated with transport activities are avoided, remedied or mitigated.

18 SUBDIVISION, LAND DEVELOPMENT & URBAN GROWTH

18.1 Introduction

Subdivision is the precursor and necessary part of the land development process. This process normally involves intensifying or redeveloping activities, forming new lots with their own property rights, with servicing and access requirements.

Subdivision often establishes the future pattern of land use in an area, with individual and cumulative effects on the environment, such as changes in character, increased traffic movements on local roads, and potentially increased risks from natural hazards. The size and pattern of lots are therefore a critical influence on the overall landscape, character and amenity values of the environment, and in the long-term sustainable management of the Wairarapa's environment. Providing for innovation and flexibility in subdivision design enables good, site-responsive design principles to be used to create an attractive environment, minimising the adverse effects on the environment. Subdivision in or near an area which has indigenous flora and fauna values can adversely impact on these values if not designed and constructed carefully.

Often the restraining factor for land development is the availability of infrastructure or the ability to provide new infrastructure and essential services, such as stormwater disposal, water supply, wastewater systems, roads and reserves. These services need to be provided at a suitable level to avoid adverse effects on the environment (such as from the discharge from septic tanks) and to protect community investment in infrastructural assets.

When new activities and development connect to existing systems, demand increases, gradually reducing the systems' surplus capacity, until the maximum capacity is reached, at which time upgrades or extension of infrastructure is needed. While this process generally applies in urban areas, it also occurs in rural area, such as the demand on roads that may not have the capacity to accommodate increased traffic.

The subdivision and land development process therefore needs to ensure that the effects on infrastructure are addressed through contributions towards the costs of upgrading, connecting and providing new infrastructure. Such contributions may be sought as financial contributions under the RMA through the resource consent process or as development contributions under the Local Government Act.

The primary purpose of financial contributions is to ensure development adequately pays for the cost of the additional demand placed on community assets, including:

1. **Reserves Contributions** – Contributions towards meeting the additional demand placed on a district's reserve assets, such as sports fields, parks and open space, and biodiversity.
2. **Infrastructure Contributions** – Contributions towards meeting the additional demand placed on network infrastructure such as roading, water supply, stormwater disposal, and sewage disposal networks.

Financial contributions may also be sought to avoid, remedy or mitigate other potential effects of development, such as visual impacts through requirements for landscape treatment and planting or the protection of trees and remnant indigenous forest.

Esplanade reserves and esplanade strips are a form of contribution to avoid, remedy or mitigate adverse effects created when land is developed adjacent to waterbodies or the sea. It is obligatory to set land aside for esplanade reserves/strips under the Act. Esplanade reserves/strips have a wide range of purposes, including natural hazards mitigation, public access, protecting natural habitats, values and character, and water quality management. Esplanade reserves are usually created along the margins of significant waterbodies, such as the coast, lakes and principal rivers, while esplanade strips are most effective in circumstances where private ownership is to be retained (for example, to ensure ongoing farming operations).

Given subdivision alters the land use framework, the management of the subdivision process is critical to the effective long-term environmental management of the Wairarapa. It provides an effective way to influence how the effects of land use can be avoided or mitigated, particularly through standards for development and through conditions of resource consent.

Managing subdivision and land development is also a key factor in the sustainable management of the Wairarapa's urban environment, both in terms of changes to the existing urban fabric – such as by residential infill – and changes to the spatial extent of towns. The permanency of such changes makes it imperative to carefully consider the likely effects of development, including the cumulative effects. While it is important for opportunities for growth to be provided throughout the Wairarapa, the potential interaction with other areas within the Wairarapa need to be fully addressed.

Another issue concerning subdivision and land development is the reverse sensitivity phenomenon, by which a new land use establishes near existing activities. The existing activity may create an adverse effect on the new activity's amenity values. In the rural parts of the Wairarapa, this usually occurs when residential land uses are developed near activities that create effects such as noise, dust, and odour. Such changes therefore can cause constraints on the ongoing operation of rural production and service activities. The need to provide such lifestyle opportunities in a manner that protects the rural character while maintaining and enabling primary production to operate without unreasonable restriction is a key challenge in the management of the rural environment.

Use and development of contaminated land must be carefully managed and controlled to ensure that potential adverse effects on users of that land from contaminants are avoided or remedied (for the Objective, Policies and Methods relating to contaminated land refer to 'Chapter 15 Hazardous Substances').

18.2 Significant Resource Management Issues

1. New subdivision and development increases demand on essential infrastructure, such as reserves, water supply, wastewater disposal and roads, resulting in the need to upgrade and extend infrastructure – identifying, planning and recovering such costs over the long-term is important to sustainable management.

2. Subdivision and development can adversely affect the landscape, character amenity and natural values of the environment, if the scale, intensity and design of such development are not addressed. Infrastructure servicing subdivision and development can have positive and adverse effects on the environment.
3. Subdivision and development can result in increasing amenity conflicts between new and established land uses.
4. Subdivision and land development can result in activities that impinge on the ability of rural activities to utilise the natural resources of the Wairarapa.
5. Subdivision and development can adversely affect historic heritage places and sites, including archaeological sites and sites of significance to iwi.

18.3 Objectives, Policies and Methods

18.3.1 Objective SLD1 – Effects of Subdivision & Land Development

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

18.3.2 SLD1 Policies

- (a) Manage subdivision and land development in a manner that is appropriate for the character and qualities of the environmental zone in which it is located, while recognising that such change may alter the character and qualities. *Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)*
- (b) Provide subdivision where it is compatible with the physical characteristics of the site, provided any adverse environmental effects are avoided, remedied or mitigated. *Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)*
- (c) Provide flexible subdivision in the Commercial and Industrial Zones to promote the efficient use of these resources and their infrastructural capacity. *Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)*
- (d) Set minimum allotment sizes for the Residential and Rural Zones that provide a baseline for maintaining the character, scale and intensity of development of their Zones, including their servicing capacity, while recognising the differing constraints, qualities and characteristics within each zone. *Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)*
- (e) Provide for higher density subdivision and development in the Residential Zone around community focus points, such as the central business districts and main transport links, and to ensure the design and quality of proposed buildings and site development maintains or enhances neighbourhood character, residential amenity values and the efficient functioning of infrastructure and roads. *Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)*

*Implemented through Method
18.3.16(a), 18.3.16(b),
18.3.16(e) and 18.3.16(f)*

(f) Limit the intensity of subdivision and land development in those rural parts of the Wairarapa in which significant intensification may have adverse effects on the risks from natural hazards, the operational requirements of key infrastructural and land use assets, water supply catchments, and the growth of urban areas.

*Implemented through Method
18.3.16(a), 18.3.16(b),
18.3.16(e) and 18.3.16(f)*

(g) To provide for the subdivision of rural land for rural-residential purposes through minimum standards that seek to:

- i. Avoid or mitigate any significant potential adverse effects on the viability and operational requirements of any productive use of any adjacent rural or industrial land;
- ii. Ensure allotment sizes and the pattern of subdivision maintains the open rural character, particularly from public roads;
- iii. Ensure allotments are able to accommodate the likely use in accordance with the other requirements of the Plan;
- iv. Avoid adverse effects on the safe and efficient use of roads, and pedestrian and cycling networks;
- v. Satisfactorily avoid or mitigate the potential reverse sensitivity effects in relation to either nearby industrial and rural productive activities, activities allowed by the zoning, or anticipated urban growth;
- vi. Ensure the actual and potential effects on rural character, amenity and natural values will not be compromised by intensive and ad hoc urban development and/or through the cumulative effects of rural-residential development;
- vii. Ensure the sewage effluent from all lots can be effectively disposed without any potential adverse effects on the environment.
- viii. Ensure a potable water supply is available on each allotment.

*Implemented through Method
18.3.16(a), 18.3.16(b),
18.3.16(e) and 18.3.16(f)*

(h) Allotments below the minimum standards in the Rural Zone shall avoid all of the following outcomes:

- i. The proposed subdivision is likely to have a significant adverse effect on the viability and operational requirements of any productive use of adjacent rural or industrial land, including activities allowed by the zoning, or anticipated urban growth;
- ii. The allotment sizes and/or pattern of the subdivision would not maintain the open rural character, particularly from public roads and vantage points;
- iii. Allotments are unable to accommodate the likely use in accordance with the other requirements of the Plan;
- iv. The subdivision would require an extension or upgrading of any service or road that is not in the economic interest of the District;
- v. The subdivision would compromise the safe and efficient use of the road network;

- vi. Any exacerbation of risks from flooding or other natural hazards that is likely to occur through intensified landholdings, occupation or where capital and infrastructural investment is more than minor;
 - vii. The proposal is unlikely to be able to satisfactorily and reliably dispose of effluent;
 - viii. The proposal is likely to lead to ad hoc urban development and/or adverse effects on rural character, amenity, and natural values through the cumulative effects of rural-residential development in the vicinity;
 - ix. The proposal is unable to provide a potable supply of water.
- (i) Protect the quality, character and values of the Wairarapa’s rural environment from the cumulative effects of intensification by limiting subdivision below the rural minimum area standards to situations where there are special circumstances that would not create a precedent.
- Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)*
- (j) In the Rural Coastal Environment Management Area, allotments, particularly where new buildings and structures are likely to be constructed, shall:
- i. Avoid or mitigate any adverse effects on landscape, natural and amenity values from any buildings, structures and accessways;
 - ii. Not degrade the natural character of the coastal environment through an inappropriate density, scale and location;
 - iii. Avoid the formation of new settlements in the coastal environment;
 - iv. Avoid unduly compromising coastal views and public access to the margins of the coast and rivers; and
 - v. Not significantly exacerbate the risks from coastal erosion and inundation and/or other natural hazards.
- Implemented through Method 18.3.16(b), 18.3.16(e) and 18.3.16(f)*
- (k) To provide for subdivision below the minimum standards if it results in the more effective management of network utilities or the protection of significant heritage assets and natural areas.
- Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)*
- (l) Ensure that subdivision and land development adjoining State Highways other arterial roads and the Wairarapa railway, avoid, remedy or mitigate any adverse effects on the safe and efficient operation of the roading and networks.
- Implemented through Method 18.3.16(l)*
- (m) Manage the intensity of development along strategic arterial roads to reduce the cumulative adverse effects on the safe and efficient functioning of such links, particularly from ribbon development.
- Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)*
- (n) To support the use of integrated and innovative subdivision design and best practice to maintain and enhance the character and qualities of the environmental zone in which it is located.
- Implemented through Method 18.3.16(l)*

18.3.3 Explanation

It is important to assess the proposed land use and the long-term growth implications resulting from subdivision and land development to ensure the potential adverse effects are avoided, remedied or mitigated. There is a wide range of potential effects that may arise from subdivision, many of which can only be addressed on a case-specific basis. Such effects need to be considered and managed in the context of the specific character and qualities of the location. While subdivision and development will often bring about change to an area, the change should be generally consistent with the environmental outcomes sought for the particular zone.

Through the subdivision consent process, the many aspects of land development that are consequential on subdivision can be effectively managed (for example, the formation of access points, servicing and infrastructure connections).

New allotments should be able to accommodate a complying land use so that future use and development is able to comply with the environmental standards of the Plan, and thereby give effect to its objectives and policies.

The physical characteristics of the land being subdivided should be generally suitable for the consequent use. For example, land being subdivided for residential purposes should be readily able to be developed and used for that purpose, without potential adverse effects on adjoining land uses or public infrastructure.

Subdivision along the Wairarapa's State Highways and other strategic arterial roads (such as the Masterton Heavy Vehicle Bypass) needs to be carefully controlled to ensure that the consequent development does not adversely affect the safe and efficient use of the road network, not only in term of site-specific matters, such as the safety of proposed access points and the effects of traffic generation, but also the cumulative effects of development along the road.

The intensity of development arising from subdivision can have a direct effect on the character and qualities of each environmental zone. Managing the potential intensity of development is therefore a critical way of promoting the sustainable management of land use. In the Commercial and Industrial Zones, the size of the lot is not a critical environmental factor, and the efficient use of land is promoted by providing a wide range of development opportunities provided servicing, traffic and other effects are addressed by complying with these performance standards.

In the Residential and Rural Zones, controls over the size and dimensions of proposed new allotments are an effective way of addressing the consequent effects on character and amenity values where relatively small-sized lots could compromise and degrade the character and amenity values of the respective zone. Additionally, in the Rural Zone, minimum area standards are also an effective way of managing the potential adverse effects on rural productive activities and the natural environment.

The approach to managing subdivision, however, should give landowners a level of certainty while also allowing for a level of flexibility to respond to the market and create innovative and well designed subdivisions and development that promote the sustainable management of the rural and residential zones.

In the Rural (Primary Production) and Rural (Special) Zones, minimum lot area standards are considered a “bottom line” limit to subdivision in these areas. Consent will only be granted below the minimum standards under exceptional circumstances, if it is clearly demonstrated that the proposal will not adversely affect the qualities and character of the Wairarapa’s rural environment, as well as the consistent administration of the District Plan.

In the Rural (Special) Zone, the standards provide for less intensive subdivision than in the Rural (Primary Production) Zone, recognising the special attributes and constraints of this zone, including:

- Significant risks from natural hazards, particularly flooding;
- The operational requirements of significant land use assets, such as Hood Aerodrome, Waingawa Industrial Area, public wastewater treatment and landfill facilities, water supply catchments, and intensive horticultural activities;
- Potential cumulative effects of effluent disposal in areas of high ground water levels;
- Urban growth management, particularly where ad hoc development may lead to pressures on roading and servicing; and
- Areas of unique and special rural character that would be degraded by the cumulative effects of intensive development.

These factors are cumulative in that, generally, the land included within the Rural (Special) Zone has more than one of these characteristics.

In the Rural (Primary Production) Zone, provision is made for rural-residential development to afford opportunities for people to live in the rural environment, without necessarily having their livelihood depend primarily from production off the land. This policy recognises that, outside those areas within the Rural (Special) Zone or immediately accessed from the strategic arterial roads, there are significant opportunities for rural-residential development to occur in a manner that would not significantly degrade the general rural character and productivity of the Wairarapa. However, such development would still need to comply with some key minimum standards that seek to reduce reverse sensitivity issues and protect rural character, amenity values, wastewater disposal, the road network, and the ability of rural production activities to operate and develop effectively.

Provision is also made for innovative small lot rural subdivision through a comprehensive development process that seeks to promote good design and layout, subject to compliance with the key minimum standards.

Non-complying subdivision should be allowed only under exceptional circumstances provided that the development is generally consistent with the environmental outcomes for the Rural (Primary Production) Zone.

In the Residential Zone, there may be a need to provide for higher density residential development in some cases: for example, to provide for residential accommodation for the elderly. If appropriately designed and serviced, such higher density residential developments can be compatible with the character and amenity of the existing residential areas.

Subdivision in the coastal environment has the potential to adversely affect the landscape values and natural character qualities of this important area. All proposals will be assessed through the consent process to determine

whether the comparatively undeveloped nature of the coastal environment can be adequately protected.

Provision for the substandard subdivision of land containing recognised significant heritage values (historic, cultural or natural) should be made if it results in the permanent protection of such assets. The development and management of network utilities may also be more efficiently undertaken through small-scale subdivision (for example, minor substations).

At Waingawa, the Industrial Zone provides additional opportunities for industrial development to occur, provided it is designed and developed in accordance with the Waingawa Structure Plan in Appendix 12, and does not prevent the development of future stages of growth. Future growth in the Waingawa Industrial Area is likely to be based on the natural resources of the Wairarapa and the strategic location of this area with respect to access to existing services, road and rail routes and the urban facilities of Masterton and Carterton.

18.3.4 Objective SLD2 – Effects of Servicing Requirements

To ensure that subdivision and land development is appropriately serviced to provide for the likely or anticipated use of the land.

18.3.5 SLD2 Policies

*Implemented through Method
18.3.16(g) and 18.3.16(l)*

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

*Implemented through Method
18.3.16(g) and 18.3.16(l)*

(b) Ensure that urban areas have adequate capacity in wastewater disposal and water supply to service future urban development demands, particularly in the South Wairarapa where the spare capacity is only available to service land zoned residential, commercial and industrial and not land zoned rural.

*Implemented through Method
18.3.16(g) and 18.3.16(l)*

(c) Avoid, remedy or mitigate any adverse effects resulting from stormwater discharges.

*Implemented through Method
18.3.16(g) and 18.3.16(l)*

(d) Ensure that owners of unserviced lots are responsible for providing a potable water supply and for the disposal of sewage and stormwater in a manner that avoids, remedies or mitigates any adverse effects.

*Implemented through Method
18.3.16(l)*

(e) Promote infrastructure and servicing design solutions for development that avoids, remedies or mitigates significant adverse environmental effects on natural and physical resources, ecosystems, and amenity values (for example water bodies).

*Implemented through Method
18.3.16(g) and 18.3.16(p)*

(f) Ensure subdivision and development in the Waingawa Industrial Area provides infrastructure to meet the short and long term needs for the anticipated land uses.

18.3.6 Explanation

New activities and development, whether or not as a consequence of subdivision, intensify demand on existing public infrastructure including the roads, reserves, stormwater disposal, water, and wastewater. Increased

pressure on these services, if not considered prior to construction or resource consent, can potentially result in adverse effects on the environment. The control of the effects of development on public infrastructure is an important element to the efficient management of the community's assets.

Wastewater and water supply services are crucial for the ongoing health and safety of the community. New activities and development must have adequate access to these services, either through publicly or privately provided infrastructure. Where public services are located in proximity to a subdivided site and have sufficient capacity, all development should connect to the system to ensure efficiencies in the use of existing infrastructure. However, the capacity of urban wastewater disposal and water supply systems should be used to service development occurring within urban zoned areas, including future growth areas, where the availability of spare capacity is limited. In the South Wairarapa, spare capacity only exists to service land currently zoned for residential, commercial or industrial purposes; the capacity of the infrastructure does not include provision to service development in the Rural Zones. In the Waingawa Industrial Area, significant investment in infrastructure is required to service the long-term needs for the scale and nature of the anticipated land uses in the area. It is important that, at each stage subdivision and development, the installed servicing infrastructure makes provision for the long-term infrastructure requirements of future stages of growth. In addition, the District Council has a role in ensuring the overall infrastructure servicing requirements of the Waingawa Industrial Area are adequately provided for.

Where connection to an existing system is not possible, it is the developer's responsibility to ensure the activity or development can be adequately serviced such as through alternative water supply and on-site effluent treatment and disposal, where such services are self-sustainable, reliable and do not adversely affect the environment and other resource users (for example, in providing water supply).

Stormwater from new activities and development may cause drainage problems or flooding of the site itself and neighbouring properties if the disposal is inadequate. Where proposed development will not use existing public reticulation for stormwater disposal, owners must demonstrate that any adverse effects created are adequately mitigated. Stormwater disposal is a discharge to the environment so the requirements of the relevant Regional Plan could also apply. Developers will need to determine whether resource consent is required from Wellington Regional Council for the discharge, particularly discharges to surface water bodies, prior to proceeding.

Demand for water from reticulated water supply services is an effect of residential subdivision and development. Seasonally, such demand can place significant pressures on the urban water supply systems. Consideration needs to be given as to whether measures need to be taken to manage this demand at the time of subdivision and development, such as by requiring supplementary water collection, including rainwater collection tanks.

Development of infrastructure that services development can have both positive and adverse effects on natural and physical resources, ecosystems, and amenity values (e.g. water bodies). Infrastructure servicing and design solutions should promote sustainable management solutions and work with natural features in the environment such as water bodies, topography, indigenous biodiversity and ecosystems incorporating where possible such elements into the design of the subdivision or development.

18.3.7 Objective SLD3 – Sustainable Infrastructure Development

To maintain sustainable and efficient public infrastructure that meets the additional demand generated by development and subdivision, while avoiding, remedying or mitigating adverse effects on the environment.

18.3.8 SLD3 Policies

*Implemented through Method
18.3.16(h)*

- (a) Require an equitable contribution from developers where new connections to the Councils' water supply or wastewater disposal services will contribute to a future need for upgrades or extensions to the services.

*Implemented through Method
18.3.16(h)*

- (b) Require a contribution where an activity necessitates road upgrading to avoid, remedy, or mitigate adverse effects on the road or the wider environment.

*Implemented through Method
18.3.16(h)*

- (c) In the Waingawa Industrial Area, contributions are required to fairly and equitably share the significant infrastructure costs required to meet the area's long-term servicing and access requirements.

18.3.9 Explanation

Existing community water and wastewater reticulation services are designed for a maximum (optimal) capacity. As new development connects into the public reticulation, the extra demand cumulatively reduces the system's surplus capacity, and the developer should reasonably contribute to the cost of establishing that system.

When the system capacity is reached, the infrastructure will require upgrading or extension to maintain efficient service delivery. It is reasonable for new development connecting into these systems to proportionately contribute to the upgrading or extension costs rather than the general community paying the full cost. Thus, those benefiting from the development should equitably pay the cost of new infrastructure assets. When the developer directly funds new or upgraded infrastructure, it is also reasonable that such costs are taken into account when assessing the overall financial contribution.

The road network is an important component of the Wairarapa's infrastructure. Its carrying capacity and safety can be adversely affected by new activity. Therefore the effects of new subdivision and land development on the road network will be considered as part of the resource consent process, and the contributions necessary towards any road upgrade that may be required.

In the Waingawa Industrial Area, the scale and nature of industrial land use will place significant demand on servicing and transportation infrastructure, which is unlikely to be met through individual developments. The existing transportation and servicing infrastructure needs to be significantly upgraded and expanded to meet this demand, and new facilities will be required to adequately service the area. Contributions will be used as a fair and equitable tool for apportioning the costs of this additional demand across all subdivision and development in this area.

Unless otherwise determined, financial contributions are normally taken in the form of cash to allow the Councils to invest in the provision or upgrade of existing systems.

The Plan also recognises each Council can require development contributions through its Long Term Council Community Plan (LTCCP), to meet the reasonable costs of growth relating to its network infrastructure, reserves and community infrastructure. Prior to making a decision to require development contributions through its LTCCP, a Council will undertake public consultation via the LTCCP process seeking public input regarding the introduction of development contributions. If a Council determines to take development contributions through its LTCCP, to ensure developers are not required to contribute for the same assets twice, the LTCCP will have precedent over the District Plan contributions which will no longer apply.

18.3.10 Objective SLD4 – Managing Urban Growth

To provide for urban expansion adjoining existing urban areas where such growth does not adversely affect the safe and efficient use and development of land, roads and infrastructure.

18.3.11 SLD4 Policies

- (a) Identify the urban environments of the Wairarapa within which further urban development is appropriate, including areas of potential growth. *Implemented through Method 18.3.16(c) and 18.3.16(d)*
- (b) Manage subdivision and development within growth areas on a comprehensive basis to ensure a structured and integrated pattern of development, with the environmental qualities of the land fully identified and sustainably managed. *Implemented through Method 18.3.16(c) and 18.3.16(d)*
- (c) Manage urban subdivision and land development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network and the potential requirements for upgrading its capacity. *Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)*
- (d) To manage subdivision and development within the Waingawa Industrial Area to achieve the outcomes sought by the Waingawa Structure Plan, supported by appropriate transport and servicing infrastructure.
- (e) The Greytown Future Development Area has been identified as an area of future urban growth. Growth within this area will be restricted until a Structure Plan has been developed for this area in consultation with the local community and has been approved by the South Wairarapa District Council. *Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e), 18.3.16(f) and 18.3.16(p)*
- (f) Manage the form and pattern of subdivision and development within the Carterton South Structure Plan Area on a comprehensive basis to ensure a structured and integrated pattern of development, which recognise the environmental qualities and physical resources (including existing land transport infrastructure such as rail) of the land are fully identified and sustainably managed. *Plan Change 2
Implemented through Method 18.3.16(p)*

18.3.12 Explanation

While the rate of urban growth in the Wairarapa is not large, there is still a steady and ongoing demand for urban development, particularly in Masterton

and in the larger coastal settlements. Appropriate opportunities for such growth to occur should be provided for, with regard to the ten-year duration of the District Plan. Rather than tightly ration development over that period, the District Plan seeks to provide for a range of industrial, commercial and residential forms of development opportunities. This policy recognises that, first, the community should have some choice in how to enable people's social and economic wellbeing, and, second, that it is not practicable to accurately predict rates and forms of urban development.

In Castlepoint, there are opportunities for further growth to occur to promote the consolidation of further residential development within the coastal environment, in accordance with the Wairarapa Coastal Strategy. Such growth, however, should be compatible with the special character and attributes of the Castlepoint settlement and the surrounding environment.

Large-scale urban development should occur in a planned and structured approach, taking into account the environmental qualities and features of the land, as well as the need to provide strong and efficient connections with the existing urban area. No development should occur within the identified growth areas until such a comprehensive design process has been undertaken for each area, providing the community with an opportunity to have an input.

At Waingawa, the industrial zoning has been expanded to provide additional opportunities for industrial development to occur, much of which is likely to be based on the natural advantages of the natural resources of the Wairarapa and the strategic location of this estate with respect to access to existing services, road and rail routes and the urban facilities of Masterton and Carterton. However, it is important that development within this area maintains the safe and efficient functioning of State Highway 2 and the railway, as well as the amenity values of the surrounding rural area through buffer and screening measures. The expansion area at Waingawa Industrial Area, identified as 'Future Industrial' on the Waingawa Industrial Area Structure Plan, be restricted for development until such time as the roading and infrastructure is upgraded to cater for the increased pressure from the new development.

The Waingawa Structure Plan delineates the overall spatial arrangement for the long-term land use, transport, servicing and open space requirements of the Waingawa Industrial Area. The Structure Plan was based on a comprehensive engineering and environmental investigation, including an analysis of the long-term servicing needs of the Area, the outcomes of which were reported in the Waingawa Structure Plan Report, September 2009. This report outlines the planned requirements for development in the Area to achieve the efficient use and development of its land and physical resources, and the protection of the Area's natural values.

Additional infrastructure is often necessary to service new development. New development within the identified growth areas will generally be able to connect with existing systems that have the capacity to service the likely demands or be provided with self-sufficient systems that would not adversely affect the environment. If the services need to be upgraded, the developer would be required to provide reasonable financial contributions to fund such improvements or extensions.

Any new road within the growth areas should be designed and constructed to be compatible with the existing road network. Extensions to the network must provide for efficient and safe movement of traffic as well as being of an adequate standard for the proposed future land use. Access onto the existing

network, particularly arterial roads, must be provided in a way that maintains the safe and efficient functioning of that road.

18.3.13 Objective SLD5 – Reserves and Open Space

To sustainably manage and develop the reserve and open space network to cater for current and future community needs and to protect and enhance significant environmental assets.

18.3.14 SLD5 Policies

- (a) Require a reserve contribution from new residential and visitor accommodation development, including rural subdivision creating vacant lots that have the ability to be developed for residential purposes, that is proportionate to the demand for passive and active community recreational requirements arising from the development, including the need to protect the Wairarapa's key environmental assets such as its coastal margins and natural features.
- (b) Ensure land acquired as a reserve contribution is located and designed to complement the recreational and open space needs and amenity of the District.
- (c) Manage subdivision and development adjacent to or near reserves to ensure public access (or future public access) is provided at the time of subdivision and/or development.

18.3.15 Explanation

Reserves and open space are generally provided on a per-population basis, particularly in regard to recreational and sporting facilities. Development can lead to additional pressure put on the provision, capacity and quality of such facilities, including community linkages such as walkways.

Reserves also contribute to an area's amenity values by providing enough open space to maintain an acceptable level of amenity.

Development for residential and visitor accommodation purposes has a direct correlation with an increased demand for reserves and therefore the costs of acquiring and developing such assets. Financial contributions for subdivision and development should therefore meet a reasonable share of the costs of funding the development and enhancement of reserves and open space.

Funds collected as reserve contributions will be held and used within the relevant District for general reserve purposes and used according to the priorities within that community, in conjunction with funds from other sources such as rates. Priorities for using the contributions will be determined through each Council's Long Term Council Community Plan (LTCCP) process. Allocating the funds within the appropriate contributing District ensures equity and allows the recipient Councils to independently implement their own reserves acquisition and development policies, formulated in accordance with public processes under the Local Government and Reserves Acts.

Where there is community benefit, the vesting of land into public ownership may be considered as a reserve contribution. The land would need to be physically appropriate and located for use as a reserve. In appropriate

circumstances, where public access or full protection is desirable, sites with natural, cultural and historic heritage values may be accepted as reserve contributions. The Councils may also consider reducing a contribution following approved work carried out by the developer on any potential reserve land.

The Act requires that esplanade reserves are set aside where subdivision includes the margins of waterbodies. Esplanade reserves generally will be required only on the margins of significant rivers and waterbodies, as well as the coast, unless there are special circumstances that warrant full public acquisition of the margins of other waterbodies.

18.3.16 Methods to Implement Subdivision and Land Development Policies

- (a) Development standards for permitted activities such as onsite stormwater disposal in unserviced urban areas.
- (b) The application of minimum subdivision standards as appropriate to each environmental zone or to each management area within a zone.
- (c) To identify future growth areas, and use structure plans in these growth areas where there is multiple ownership and/or comprehensive development plans for sites under single control.
- (d) The use of comprehensive development plans for single ownership developments where the development is relatively intensive compared with the surrounding level of development.
- (e) Assessment of environmental effects through the resource consent process for subdivision proposals or for land use activities not complying with development standards.
- (f) Resource consent conditions to avoid remedy or mitigate the potential adverse effects of consequent land use.
- (g) Compliance with NZS 4404:2004, Land Development and Subdivision.
- (h) Financial contributions to ensure land uses meet a reasonable proportion of the consequent costs for the provision of community funded infrastructure, reserves and roading.
- (i) Assessment and identification of long-term servicing and funding requirements through Asset Management Plans.
- (j) Setting priorities and allocating funding for necessary infrastructural, roading and other community asset development through the Strategic and Long Term Council Community Plan (LTCCP) processes.
- (k) Acquisition of esplanade reserves or strips in accordance with the provisions of the Act and the policies of this Plan.
- (l) Application of relevant codes of practice and NZS standards, including any sustainable design guides.
- (m) The relevant application of other statutory processes and requirements, such as the Building Code (through the Building Act 2004).

- (n) Review the demand for water from reticulated water supply services from new residential subdivision and development, with the aim of, within 2 years of the District Plan being made operative, investigating and introducing water conservation requirements for new residential subdivision and development, such as rain water collection tanks.
- (o) Undertake Plan changes, as required, to ensure recommendations and directions in management plans are recognised and given due effect.
- (p) Use of structure plans and design guides to direct and guide the nature and form of development in areas requiring coordinated development.

18.3.17 Principal Reasons for Adoption

A range of development standards, in conjunction with Codes of Practice and NZ Standards for land development, will generally address many of the potential adverse effects of development. However, given the wide range of potential effects on the environment, many of which are site specific, all subdivision needs to be subject to the resource consent process to ensure that the consequent land development and use does not lead to significant adverse effects on the environment through poorly designed subdivision and development.

A structured and integrated approach is necessary to manage the internal and external effects of large-scale or relatively intensive development, which can be effectively achieved through structure plans for areas under multiple ownership or comprehensive development plans for sites under single control.

Contributions from developers for infrastructure and reserves are required to ensure fair cost allocation to those benefiting from new and upgraded infrastructure and reserves systems. The funding and/or assets obtained from such contributions should be used in accordance with the asset development priorities and plans of each Council.

18.4 Anticipated Environmental Outcomes

- (a) Allotments of a size form and pattern to provide for land uses that are compatible with the values, character and qualities of the immediate environment.
- (b) The long-term protection of significant natural and historic values of subdivided land.
- (c) Structured urban growth that is well connected and compatible with the existing urban and surrounding environment.
- (d) Effective wastewater systems that protect the quality of ground and surface water resources.
- (e) Appropriate stormwater disposal that does not adversely impact on adjoining properties or existing stormwater systems.
- (f) The provision of an appropriate level and standard of roads and other access facilities, services and reserves.

- (g) Equitable cost apportionment between ratepayers and developers for the extension and upgrade of public infrastructure, and the acquisition and development of reserves.

19 GENERAL AMENITY VALUES

19.1 Introduction

“Amenity values” refers to those environmental characteristics of an area that contribute to the pleasantness and attractiveness of that area as a place to live, work or visit. Inherently, amenity values are subjective in nature, although there are qualities that are commonly accepted and shared by most people.

Many factors contribute to the perception of an area’s amenity values. These values derive from a range of environmental characteristics, including the built form (the scale, density appearance, condition, age and other values of buildings), as well as from the absence of buildings – open space, planting, and the naturalness of an area. Other important contributors to amenity values include the level and types of noise, privacy, access to sunlight and types of odour.

In general, the combined amenity values of an area go towards defining the character of that area. Thus, amenity values within the Wairarapa vary from location to location, and largely depend upon the perceived character of each area. In other words, the amenity values of an industrial area differ from that say of a residential area; and older residential areas will have different character to other more recently developed residential areas.

These differences in character are important factors in determining which environmental characteristics may be acceptable in one area while not in another. For example, the level of signs within a commercial area would generally not be acceptable in a residential neighbourhood.

Many of the factors that are influential in creating a pleasant environment can be managed, at least in part, by the Plan: for example, the amenity values derived from the density, bulk, height and design of built form. Many of these aspects are managed under the District Plan policies for the various environmental zones and management areas, as these factors directly relate to the management of the character and environmental quality of each of these parts of the Wairarapa.

This section addresses those environmental conditions that can generally affect amenity values across all of the Wairarapa, including the effects of temporary or transitory activities, odour, noise and excessive light and glare.

19.2 Significant Resource Management Issues

1. Temporary activities can potentially create adverse effects on amenity values.
2. Odour or noise can have an adverse effect upon people’s health and neighbourhood amenity.
3. Glare from, for example, outdoor lighting and reflective surfaces, can annoy people and distract motorists.

19.3 Objectives, Policies and Methods

19.3.1 Objective GAV1 – General Amenity Values

To maintain and enhance those general amenity values which make the Wairarapa a pleasant place in which to live and work, or visit.

19.3.2 GAV1 Policies

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

(a) Recognise that temporary activities generally have a minor effect on amenity due to their short duration, provided that some limitations are imposed as necessary to avoid significant, albeit short-term, effects.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

(b) Control the levels of noise, based on existing ambient noise and accepted standards for noise generation and receipt.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

(c) Manage the interface of different environmental zones to protect the sensitive zones from more noisy areas.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

(d) Ensure vibrations occurring through the use of equipment or machinery does not cause adverse effects on the comfort of occupants of adjacent properties.

*Implemented through Method
19.3.4(a), 19.3.4(b) 19.3.4(c)
and 19.3.4(g)*

(e) Manage the intensity, location and direction of artificial lighting to avoid light spill and glare onto adjoining sites and roads, and to protect the clarity and brightness of the night sky.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

(f) Manage activities with unacceptable visual effects on amenity values, in accordance with the qualities of each environmental zone. As a guide to determining if an activity has unacceptable visual effects, consideration will be given to other policies relevant to a particular activity or environmental zone.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

(g) Manage the levels of odour and dust by avoiding inappropriate odours and dust from adversely affecting sensitive activities on adjoining properties.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

(h) Avoid, remedy or mitigate the potential effects of subdivision and development on street trees.

*Implemented through Method
19.3.4(a), 19.3.4(b), 19.3.4(c)
and 19.3.4(f)*

(i) Allow for activities undertaken on either reserve land which are consistent with the Reserve Management Plan for that reserve where one exists, or on public land dedicated for community, recreational, sporting, educational, cultural, festive, and ceremonial or gala/market day purposes.

19.3.3 Explanation

This Plan seeks to maintain and enhance the amenity values within all neighbourhoods. To this end, the policies recognise the importance of amenity to health and welfare and the inclusion of rules that will maintain amenity values are important Plan methods.

Temporary activities that only have minor effects should be permitted activities: for example, galas and fairs, construction works and sports events, and temporary filming. The impact of such activities may be quite large at the time when they occur, but requiring resource consent would be out of

proportion to their overall longer-term impact. In general, because their duration is short-term, and there are economic social and cultural benefits from such activities, the adverse effects are largely accepted by the community. However, where such effects may become unacceptable if too frequent or too lengthy, maximum durations may need to be specified for some temporary activities. Other special standards may also need to be applied to limit the potential adverse effects of some types of temporary activities.

Residential amenity is particularly sensitive to noise, artificial light and other site-specific adverse effects. These effects can seriously impact upon the health and create considerable animosity between neighbours. The policies and methods have been established to protect residents from such adverse effects.

Noise limit standards are directed at two main types of potential adverse effects: first, the potential for disturbed sleep, particularly during night hours, and second, the interference with people's enjoyment of activities undertaken, particularly in residential and rural areas.

Vibration from land use activities can range in effect from structural damage to buildings to the disturbance of sleep and general annoyance. Such effects can be effectively managed through the imposition of recognised national standards.

Artificial lighting, particularly in residential areas, can adversely affect the ability to sleep. The two main causes are the general loss of night sky from the cumulative effects of urban lighting, and the nuisance caused by single sources that emit high levels of glare. Again such effects can be mitigated through compliance with standards on light emission levels across property boundaries.

Offensive or objectionable odours and excessive dust can result from a range of activities. Odours and dust can detrimentally affect the enjoyment and amenity values of living and working environments. Therefore, it is important these effects are contained within the boundaries of the subject site to an acceptable degree.

Street trees contribute to the overall visual quality of an area. Inappropriate works on the street trees themselves, or on land surrounding the street trees could potentially compromise their special qualities.

There is a variety of public reserve land owned and administered by the Councils. Given the range of land, and diverse legal and reserve status of these different areas of land, different management approaches are used throughout the Wairarapa. It is important the reserve land can continue to be used and maintained for a variety of purposes.

19.3.4 Methods to Implement General Amenity Policies

- (a) Performance standards for permitted activities to maintain general amenity values throughout the Wairarapa.
- (b) Assessment of environmental effects through the resource consent process for activities that do not comply with performance standards.
- (c) Conditions on resource consent to control adverse effects of activities.

- (d) Education and information on ways to avoid remedy or mitigate adverse effects on amenity values.
- (e) The allocation of funding through the Long Term Council Community Plan (LTCCP) process for services or initiatives that support the policies on general amenity.
- (f) The use of other statutory powers to support the policies, such as Bylaws, Road Controlling Authority controls and Reserve Management Plans.
- (g) Liaison with Road Controlling Authorities to promote the use of shields and other devices on streetlights to direct light downwards.

19.3.5 Principal Reasons for Adoption

Noise limits have been set to control intrusive noise in each of the zones and are within range of limits recommended in New Zealand Standards relating to acoustics.

The methods for artificial light, glare and access to sunlight allow for flexible use and development, while setting minimum amenity standards. This will ensure the amenity for neighbouring properties is not compromised by activities and development on adjacent sites.

There are a number of other methods outside the RMA that can assist in the managing the adverse effects of activities on amenity values. For example, as road controlling authorities under the Local Government Act, Councils have controls over activities occurring within roads.

19.4 Anticipated Environmental Outcomes

- (a) The maintenance of amenity values appropriate to the surrounding environment.
- (b) Minimised conflict over amenity between established uses and temporary activities.

20 DISTRICT WIDE SUBDIVISION RULES AND STANDARDS

No form of subdivision is a permitted activity under this Plan, as even simple forms of subdivisions may require assessment and the imposition of conditions, such as those in relation to access, infrastructure, water supply and sewage and stormwater disposal. Thus, at the least, subdivision is a controlled activity if it meets the standards as set out in this section, but is otherwise a restricted discretionary, discretionary or non-complying activity.

20.1.1 Controlled Activities

All Environmental Zones

- (a) **Any subdivision that complies with all of the standards in 20.1.2 is a Controlled Activity.**

The matters over which control is reserved are:

- (i) The design and layout of the subdivision, including the size, shape and position of any lot, any new roads, the provision of footpaths and cycleways, provision of linkages to existing roads, access over the railway, access, passing bays, parking and manoeuvring standards, any necessary easements, or the diversion or alteration to any existing roads;
- (ii) Potable water supply, water storage and water treatment;
- (iii) Effluent disposal systems and maintenance requirements;
- (iv) Stormwater control and disposal, including adequacy of disposal;
- (v) Service arrangements, including easements;
- (vi) Provision of reserves, including connections to existing and future reserves;
- (vii) Provision of esplanade reserves and esplanade strips, and access strips, to and around the coastline and margins of lakes and rivers;
- (viii) Effects on indigenous biological diversity, including protection of existing vegetation, wildlife and watercourses, revegetation and weed and pest control;
- (ix) The protection of any significant environmental features or other special feature(s) on any lot;
- (x) The staging of development or the timing of any works;
- (xi) Controls to mitigate the effects of construction;
- (xii) Separation distance, barriers, acoustical treatment, and orientation of buildings;
- (xiii) Fire rating of party/common walls;
- (xiv) Provision of fire fighting and management of fire risk;
- (xv) Design and location of network utilities;
- (xvi) Earthworks management, including sediment control;

- (xvii) Effects on historic heritage;
- (xviii) Effects on values of any waahi tapu sites and any resources of significance to Tangata Whenua.
- (xix) Natural hazard avoidance or mitigation;
- (xx) Effects on the character, landscape and amenity values of the vicinity, including the effects of siting and design of buildings, screening and landscape treatment, including building sites on ridgelines;
- (xxi) Energy efficiency and the ability for lots to use renewable energy;
- (xxii) Measures to remedy any site contamination;
- (xxiii) Financial contributions;
- (xxiv) Bonds and other payments and guarantees;
- (xxv) Compliance with New Zealand Standard 4404:2004 "*Land Development and Subdivision Engineering*" and other standards referenced in NZS4404:2004;
- (xxvi) Application of New Zealand Handbook 44:2001 *Subdivision for People and the Environment*;
- (xxvii) Conformance with any relevant current resource consent for a comprehensive development, including minor variations, or any relevant Structure Plan; and
- (xxviii) Reverse sensitivity effects, including but not limited to noise, odour, dust and visual effects.

Assessment Criteria

Controlled activities are to be assessed against the relevant assessment criteria set out in [Section 22](#).

Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

Note: Earthworks may also require resource consent from Wellington Regional Council for discharges to water or land or for the amount of earthworks being undertaken.

20.1.2 Standards for Controlled Activities

Lot Standards - Residential, Commercial and Industrial Zones

- (a) All lots in the Residential, Commercial or Industrial Zones shall comply with all the relevant standards in the table below.

Policy 18.3.2(d) and 18.3.2(e)

	Zone	Minimum Lot Area	Minimum Average Lot Area
(i)	Residential Serviced (Masterton Districts)	350m ²	400m ² (for three or more lots)
(ii)	Residential Serviced (Carterton and South Wairarapa Districts)	400m ²	500m ²
(iii)	Residential Serviced Coastal (Masterton District)	400m ²	450m ²
(iv)	Residential Unserviced	1,000m ²	N/A
(v)	Residential (Opaki and Chamberlain Road Future Development Areas)	350m ²	1,200m ²
(vi)	Residential Serviced (Carterton Low Density Residential Character Area)	2,000m ²	N/A
(vii)	Residential Serviced (Carterton Medium Density Residential Character Area)	750m ² ; and 1,000m ² minimum average lot area	N/A
(viii)	Residential (Greytown Villas Character Area)	500m ²	N/A
(ix)	Residential (Jellicoe Residential Character Area)	88m ² Townhouse Lots 375m ² Cottage Lots 1,200m ² Large Lots	N/A
(x)	Residential (Underhill Road Character Area)	1,000m ²	N/A
(xi)	Commercial	No minimum	N/A
(xii)	Industrial	No minimum	N/A

Plan Change 2

For the purposes of this rule:

Note 1: The minimum lot area and minimum average lot area shall exclude any accessways or rights-of-way, and the minimum lot size shall not apply to those areas where they are a separate access lot.

Note 2: "Residential Serviced" refers to the 'Residential Zone' areas serviced by reticulated wastewater systems, such as Masterton, and

includes the Greytown Future Development Area, but excludes Lake Ferry Township due to the limited capacity of its reticulated system.

Note 3: "Residential Unserved" refers to the 'Residential Zone' areas not serviced by reticulated wastewater systems, and includes Lake Ferry Township due to the limited capacity of its reticulated system.

Note 4: "Residential Served Coastal" refers to the 'Residential Zone' areas serviced by reticulated wastewater systems and located to the seaward side of the inland boundary of the Coastal Environmental Management Area, such as Castlepoint.

Note 5: For the purpose of the subdivision rules and standards, where any allotment is to be amalgamated or held together with any other allotment on the same plan or any land of an adjoining owner in accordance with a condition of subdivision, the combined area shall be deemed to be a single allotment for the purpose of determining compliance with these standards.

Lot Standards – Rural Zones

Policy 18.3.2(d) and 18.3.2(e)

(b) Any subdivision in the Rural (Primary Production), Rural (Special) or Rural (Conservation Management) Zones shall comply with all of the relevant standards in the table below:

	Zone	Minimum Lot Area	Lot Frontage
(i)	Rural (Primary Production)	All lots shall have a minimum lot area of 4 hectares, except for:	Minimum 100m for front lots.
		1. Where the Certificate of Title for the site was issued before 26 August 2006, or resource consent to subdivide was granted for the site before 26 August 2006, no minimum lot area applies for a lot containing an existing dwelling provided the balance lot has a minimum lot area of 4 hectares; or	N/A
		2. Where the Certificate of Title for the site being subdivided was issued before 29 March 2008, or resource consent to subdivide was granted for the site before 29 March 2008, up to two lots may have a minimum lot area of 1 hectare provided they have a minimum average lot area of 2 hectares.	Minimum 100m for front lots
(ii)	Rural (Special)	4 hectares	Minimum 100m for front lots
(iii)	Rural (Conservation Management)	Each lot shall comply with all District-wide Rules	N/A

For the purposes of this rule:

Note 1: For the purpose of calculating the average lot size, where there are any lots larger than 10 hectares, these lots shall be given a nominal size of 10 hectares.

Note 2: For the purpose of the subdivision rules and standards, where any allotment is to be amalgamated or held together with any other allotment on the same survey plan or any land of an adjoining owner in accordance with a condition of subdivision, the combined area shall be deemed to be a single allotment for the purpose of determining compliance with these standards.

Access Standards – All Environmental Zones

- (c) All lots shall demonstrate compliance with the District-wide permitted activity land use standards for Roads, Access, Parking and Loading in Section 21.1.25. *Policy 17.3.2(b) and 17.3.2(c)*
- (d) In the Rural (Primary Production) Zone and Rural (Special) Zone, if there are two or more rear lots, they shall share a single vehicle access. *Policy 17.3.2(b) and 18.3.2(g)*

Development Standards - All Environmental Zones

- (e) Each lot shall contain a *building area*. For the purpose of this rule, *building area* shall be defined as that area (or areas) shown within each lot on a proposed subdivision plan that: *Policy 18.3.2(d), 18.3.2(e) and 18.3.2(g)*
- (i) Contains any dwelling house to be located on the lot, and complies with the permitted activity land use standards for dwellings in the respective Environmental Zone; and
 - (ii) Has minimum dimensions of 15m by 12m that is clear of any right-of-way of other easements; and
 - (iii) In the Rural (Primary Production), Rural (Special) and Rural (Conservation Management) Zones shall be able to satisfactorily dispose of effluent on-site.

Note 1: The Certificate of Title of any lot that is not intended to be developed for residential purposes may be required to have registered against its Certificate of Title consent notices pursuant to Section 221 of the Act detailing any future requirements for or restrictions on residential development and use.

- (f) Each undeveloped lot in the Jellicoe Residential Character Area shall contain a shape factor of the following dimensions: *Policy 5.3.2(c), 5.3.2(d), 18.3.2(d) and 18.3.2(e)*
- (i) Townhouse Lots – rectangle measuring 6.5 metres by 8.5 metres.
 - (ii) Cottage Lots – rectangle measuring 12.5 metres by 25 metres.
 - (iii) Large Lots – rectangle measuring 20 metres by 25 metres
- (g) In the Residential Zone, the maximum building coverage for lots with existing dwellings shall be no more than 30 percent of the lot area excluding any accessways or rights-of-way. *Policy 5.3.2(a), 5.3.2(b) and 18.3.2(d)*
- (h) All lots shall demonstrate compliance with the permitted activity land use standards for the respective Environmental Zone in Section [4](#), [5](#), [6](#) or [7](#). *Policy 18.3.2(a)*
- (i) All new water supplies, waste water supplies and stormwater systems shall be provided in accordance with NZS 4404:2004 "Land Development and Subdivision Engineering". *Policy 18.3.5(a), 18.3.5(b), 18.3.5(c) and 18.3.5(d)*
- (j) All financial contributions shall be in accordance with the requirements of [Section 23](#). *Policy 18.3.8(a) and 18.3.8(b)*

- Policy18.3.11(b)* (k) All lots shall comply with the Esplanade Reserve/Strip standards in [Section 24](#).
- Policy18.3.11(b)* (l) Any subdivision within a Future Development Area shall be in accordance with an approved Development Concept Plan, under Rule 21.6(m).
- Policy18.3.11(b)* (m) Any subdivision within the Greytown Future Development Area shall be in accordance with the Structure Plan for this area.
- Exceptions - All Environmental Zones**
- Policy18.3.2(a)* (a) Any boundary adjustment shall comply with all standards in [Rule 20.1.2](#) except as follows:
- (i) Minimum Lot Area: Where any affected lot is already less than the minimum lot area for subdivision as a Controlled Activity in the respective Environmental Zone:
- (1) Any adjustment shall not decrease the area of that lot by more than 10%; and
- (2) Any adjustment shall not cause any non-compliance or increase any existing non-compliance with any other rules.
- (ii) No dwelling shall be severed from its existing site.
- Policy18.3.2(a)* (b) Any subdivision of different floors or levels of a building, or different parts of a floor or level of a building.
- Policy18.3.2(k)* (c) Any lots for the purpose of containing network utilities where the subdivision is necessary for networks utility purposes, or lots for reserves and access need not meet any of the other requirements in [Rule 20.1.2](#).
- Policy18.3.2(k)* (d) Any subdivision creating a Conservation Lot containing a Significant Natural Area listed in [Appendix 1.3](#), shall comply with the following standards:
- (i) The subdivision shall result in the whole of the listed feature being physically and legally protected in perpetuity. An agreement regarding an encumbrance, bond, consent notice or covenant must be entered into before the issue of the Section 224 Certificate. Such an instrument is to be registered on the Certificate(s) of Title of the relevant lots. The covenant or encumbrance shall be prepared by a solicitor at the applicant's expense.
- (ii) The covenant shall incorporate any specified protective or enhancement measures to maintain or enhance its value or physical security.
- (iii) The application shall include sufficient detail for the Council to ascertain the particular natural, historic or cultural value associated with the item.
- (iv) The conservation lot does not need to meet the relevant minimum lot area requirements.

20.1.3 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

Rural (Primary Production) and Rural (Special) Zone

- (a) Any subdivision in the Rural (Primary Production) Zone or Rural (Special) Zone that does not comply with any one of the minimum standards for a Controlled Activity in Rule 20.1.2(b), provided that the standards for Restricted Discretionary Activities in Rule 20.1.4(a) are met.

Policy 18.3.2(h)

Discretion is restricted to the following matters:

- (i) Design, layout, shape, location and number of lots;
- (ii) Efficiency of land use;
- (iii) Effects on rural character and amenity values, including the siting and design of buildings;
- (iv) Avoiding, remedying or mitigating any effects deriving from the relevant risks, values and character that are particular to the area; and
- (v) The matters set out in 20.1.1(a).

All Environmental Zones – Access

- (b) Any subdivision that does not comply with Rules 20.1.2(c) and 20.1.2(d), provided that all other standards for Controlled Activities in [Rule 20.1.2](#) are met.

Policy 17.3.2(b) and 17.3.2(c)

Discretion is restricted to the following matters:

- (i) Development and site characteristics;
- (ii) Design, location and construction of vehicle crossings, entranceways, access and roads;
- (iii) Availability of alternative private or public access, parking or loading areas;
- (iv) Design, layout, number and standard of parking and loading areas;
- (v) Financial contributions.

All Environmental Zones – Development

- (c) Any subdivision that does not comply with [Rule 20.1.2\(e\)](#) and [20.1.2\(f\)](#), provided that all other standards for Controlled Activities in [20.1.2](#) are met.

Policy 18.3.2(a), 18.3.2(d), 18.3.2(e), 18.3.2(g) and 18.3.2(h)

Discretion is restricted to the following matters:

- (i) All matters as specified in [Rule 20.1.1](#);
- (ii) Design, layout, size, number and location of lots;
- (iii) Methods to avoid or mitigate the effects of external primary production activities on the proposed lots, including buffer setbacks, dwelling siting and planting.

*Policy 18.3.2(a), 18.3.2(d),
18.3.2(e), 18.3.2(g) and
18.3.2(h)*

- (d) Any subdivision that does not comply with [Rule 20.1.2\(h\)](#), provided that all other standards for Controlled Activities in [20.1.2](#) are met.

Discretion is restricted to the following matters:

- (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s) that is not met.

*Policy 18.3.5(a), 18.3.5(b),
18.3.5(c), 18.3.5(d) and
18.3.5(e)*

- (e) Any subdivision that does not comply with [Rule 20.1.2\(i\)](#), provided that all other standards for Controlled Activities in [20.1.2](#) are met.

Discretion is restricted to the following matters:

- (i) Potable water supply, water storage and treatment;
- (ii) Wastewater collection, treatment and disposal;
- (iii) Stormwater collection, treatment and disposal; and
- (iv) Financial contributions.

Assessment Criteria

Restricted discretionary activities are to be assessed against the relevant assessment criteria set out in [Section 22](#).

20.1.4 Standards for Restricted Discretionary Activities

Policy 18.3.2(h)

Rural (Primary Production) Zone and Rural (Special) Zone

- (a) Any subdivision within the Rural (Primary Production) Zone and Rural (Special) Zone under [Rule 20.1.3\(a\)](#) shall comply with all of the relevant standards in the table below:

	Zone	Minimum Lot Area	Lot Frontage
(i)	Rural (Primary Production)	All lots shall have a minimum lot area of 4 hectares, except for: Where the Certificate of Title for the site being subdivided was issued before 29 March 2008, or resource consent to subdivide was granted for the site before 29 March 2008, up to two lots may have a minimum lot area of 1 hectare provided they have a minimum average lot area of 2 hectares. Where two or more Certificates of Title are proposed to be subdivided in a proposal, the entitlement to 1 hectare lots may be located on different Certificates of Title within the application site to that from which the entitlement is created.	Minimum 90m for front lots.
(ii)	Rural (Special)	4 hectares	Minimum 90m for front lots.

For the purposes of this rule:

Note 1: For the purpose of the subdivision rules and standards, where any allotment is to be amalgamated or held together with any other allotment on the same survey plan or any land of an adjoining owner in

accordance with a condition of subdivision, the combined area shall be deemed to be a single allotment for the purpose of determining compliance with these standards.

Note 2: Where a subdivision proposes lots of minimum 1 hectare under Rule (a)(i) above, the entitlement of the 1 hectare lots may be located on a different Certificate of Title within the application site to that from which the entitlement is created.

Development Standards - All Environmental Zones

- (b) Any subdivision shall comply with the standards for Controlled Activities in Rules 20.1.2(a), 20.1.2(g), 20.1.2(j), 21.1.1(a), 20.1.2(l) and 20.1.2(m).

Policy 18.3.2(a), 18.3.2(d), 18.3.2(e), 18.3.2(g) and 18.3.2(h)

20.1.5 Discretionary Activities

The following are Discretionary Activities:

Residential, Commercial and Industrial Zones

- (a) Any subdivision that does not comply with any one or more of the standards for controlled activities in Rule 20.1.2(a).
- (b) Any subdivision that does not comply with the standard for a Controlled Activity in Rule 20.1.2(g).
- (c) Any subdivision within a Future Development Area that does not have an approved Development Concept Plan, or is not consistent with an approved Development Concept Plan under Rule 21.6(m).
- (d) Any subdivision in the Waingawa Industrial Area that is consistent with the Waingawa Industrial Area Structure Plan in [Appendix 12](#).
- (e) Subdivision within the Greytown Future Development Area that is not consistent with the Structure Plan for this area.

Policy 18.3.2(a), 18.3.2(d) and 18.3.2(e)

Policy 5.3.2(a), 5.3.2(b) and 18.3.2(d)

Policy 18.3.11(b)

Policy 18.3.11(b)

Policy 18.3.11(b)

Rural Zones

- (f) Any subdivision in the Rural (Primary Production) Zone that does not comply with the minimum standards for Restricted Discretionary Activities in Rule 20.1.4(a), provided that the standards for Discretionary Activities are met.
- (g) Any subdivision in the Rural (Primary Production) Zone or Rural (Special) Zone extending public water, stormwater or wastewater utility services or extending any legal road.

Policy 18.3.2(h), 18.3.2(i) and 18.3.2(n)

Policy 18.3.2(h)

All Environmental Zones

- (h) A subdivision that is not otherwise a controlled, restricted discretionary, or non-complying activity under Chapter 20.
- (i) Any subdivision that creates a new allotment in which one or more of the following circumstances apply:
- (i) Contains Contaminated Land listed in [Appendix 3](#);
- (ii) It is on land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) in [Appendix 3.2](#).

Policy 18.3.2(a), 18.3.2(d), 18.3.2(e), 18.3.2(g) and 18.3.2(h)

Policy 18.3.2(a), 18.3.2(d), 18.3.2(e), 18.3.2(g), 18.3.2(h), 18.3.2(j) and 18.3.2(k)

- (iii) The allotment is within a Flood Hazard Area or Erosion Hazard Area;
- (iv) The allotment is within the Coastal Environment Management Area;
- (v) The allotment is within an Outstanding Landscape listed in [Appendix 1.1](#);
- (vi) Contains an Outstanding Natural Feature listed in [Appendix 1.2](#);
- (vii) Contains all or part of a site of a Significant Natural Area listed in [Appendix 1.3](#), except if the Significant Natural Area is wholly contained in a Conservation Lot under Rule 20.1.2(d);
- (viii) Contains all or part of a site of an Archaeological or Geological Site listed in [Appendix 1.5a](#) or [Appendix 1.5b](#);
- (ix) Contains all or part of a Site of Significance to Tangata Whenua listed in [Appendix 1.6](#);
- (x) Contains all or part of a Site of Historic Heritage listed in [Appendix 1.7](#);
- (xi) The allotment is within an identified Historic Heritage Precinct listed in [Appendix 1.8](#) (refer also to Rule 21.1.3);
- (xii) Any part of the allotment is within 150 metres of an effluent distribution area, effluent holding pond or oxidation pond (excluding waste disposal areas associated with domestic septic tanks located on an adjacent site);
- (xiii) Any part of the new allotment is within 20 metres of the centreline of a high voltage (110kV or more) transmission line (as shown on the Planning Maps).

Policy 18.3.2(l) and 18.3.2(m)

- (j) **Any subdivision with access to a State Highway, Limited Access Road, Masterton Heavy Traffic Bypass or over or under the Wairarapa Railway, provided that the standards for Discretionary Activities are met.**

Policy 18.3.8(a), 18.3.8(b) and 18.3.14(c)

- (k) **Any subdivision that does not comply with the standards in Rules 20.1.2(j) or 20.1.2(k).**

Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in [Section 22](#).

20.1.6 Standards for Discretionary Activities

Rural Zones

Policy 18.3.2(g), 18.3.2(h) and 18.3.2(i)

- (a) **Any subdivision within the Rural (Primary Production) Zone under Rule 20.1.5(f) shall comply with the following:**
 - (i) Minimum average lot area of 4 hectares, provided that, where there are any lots larger than 10 hectares, these lots shall be given a nominal size of 10 hectares when calculating the average lot size.

- (b) Any subdivision within the Rural (Primary Production) Zone or Rural (Special) Zone under Rule 20.1.5(g) shall comply with the following: *Policy 18.3.2(g), 18.3.2(h) and 18.3.2(i)*
- (i) Standards for a Controlled Activity in the respective Environmental Zone in [Rule 20.1.2](#).

All Environmental Zones

- (c) Access to a State Highway, Limited Access Road Masterton Heavy Traffic Bypass or over or under the Wairarapa Railway. *Policy 18.3.2(l) and 18.3.2(m)*
- (i) Any subdivisions under Rule 20.1.5(j) shall comply with the following:
- (1) Standards for a Controlled Activity in the respective Environmental Zone in [Rule 20.1.2](#); or
- (2) Standards for a Restricted Discretionary Activity in the respective Environmental Zone in Rule 20.1.4.

20.1.7 Non-Complying Activities

The following are Non-Complying Activities:

Rural (Primary Production) Zone

- (a) Any subdivision that does not comply with the minimum standards for Discretionary Activities in [Rule 20.1.6](#). *Policy 18.3.2(g), 18.3.2(h) and 18.3.2(i)*

Rural (Special) Zone

- (b) Any subdivision that does not comply with the minimum standards for Restricted Discretionary Activities in [Rule 20.1.4\(a\)](#). *Policy 18.3.2(g), 18.3.2(h) and 18.3.2(i)*

All Environmental Zones

- (c) Any subdivision with access to a State Highway, Limited Access Road, Masterton Heavy Traffic Bypass or over or under the Wairarapa Railway, which does not meet the relevant Environmental Zone's minimum standards for a Controlled Activity ([Rule 20.1.2](#)). *Policy 18.3.2(l) and 18.3.2(m)*

Assessment Criteria

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in [Section 22](#).

21 DISTRICT WIDE LAND USE RULES

NOTE:

- (i) The permitted activity rules listed below shall apply within all Environmental Zones and Management Areas unless otherwise specified under the rules below.
- (ii) All of the listed permitted activities under this section shall also comply with the relevant standards for permitted activities specified within the underlying Environmental Zones and Management Areas unless otherwise stated in the rules below.

21.1 Permitted Activities

The following are permitted activities, provided they comply with the relevant standards for permitted activities specified below and within the underlying Environmental Zones and Management Areas.

21.1.1 Notable Trees and Street Trees

- (a) Any activity affecting any tree listed in [Appendix 1.4](#) which meets the following standards:

Policy 10.3.2(b)

- (i) No activity shall result in more than minor trimming of any tree in [Appendix 1.4](#), where minor trimming means:
 - (1) The removal of broken branches, deadwood or diseased vegetation;
 - (2) The removal of branches interfering with buildings, structures, overhead wires or utility networks, but only to the extent that the branches are touching those buildings, or structures, or interfering with those overhead wires or utility networks; or
 - (3) Other trimming necessary to maintain the health of a listed tree, certified by a person with an appropriate level of expertise.
- (ii) The minor trimming of any tree shall not adversely affect the health or appearance of the tree.
- (iii) No activity within the earth below the dripline of a listed tree shall result in:
 - (1) The destruction, removal or partial removal of the listed tree;
 - (2) The alteration of existing ground levels by excavation or deposition of soil including thrust boring and directional drilling;
 - (3) The covering of the ground by any building or structure or the storage of goods, including the parking of vehicles;
 - (4) The laying of any impervious surface; or

Policy 19.3.2(h)

- (5) The discharge of any toxic substance hazardous to the tree, unless a person with an appropriate level of expertise certifies that the health of the tree will not be adversely affected.

Policy 19.3.2(h)

(b) Any activity affecting any street tree which meets the following standards:

- (i) No activity shall result in more than minor trimming of any street tree, where minor trimming means:
- (1) The removal of broken branches, deadwood or diseased vegetation;
 - (2) The removal of branches interfering with buildings, structures, overhead wires or utility networks, but only to the extent that the branches are touching those buildings, or structures, or within the Growth Limit Zone for overhead wires or utility networks; and
 - (3) All trimming is to be certified by a person with an appropriate level of expertise.

Note: For the purposes of the above rule, the "Growth Limit Zone" is the area surrounding an overhead wire or network utility as specified in the Electricity (Hazards from Trees) Regulations 2003.

- (ii) The minor trimming of any tree shall not adversely affect the health or appearance of the tree.

Exception:

- (i) Any activity affecting a street tree is a permitted activity where the work is undertaken in accordance with the Council Street Tree Policy.

21.1.2 Sites of Historic Heritage Value

Policy 10.3.2(b)

(a) Minor repairs and maintenance of any heritage item identified as a site of Historic Value in [Appendix 1.7](#) which meet the following standards:

- (i) The work is confined to conservation, reassembly, reinstatement, repair or stabilisation of the original character, fabric or detailing of the heritage item; and
- (ii) The work is carried out to the same design, using original or similar materials to those originally used and does not detract from the form, character and appearance of the heritage item.

Note: For the purpose of the above rule -

"Maintenance" means the protective care of a place.

A place of heritage value should be maintained regularly and preferably according to a conservation plan, except in circumstances where it is appropriate for places to remain without intervention. In relation to buildings and structures, maintenance means carrying out any work which:

- (1) is for the purposes of keeping the building and/or structure in good condition; and

- (2) does not result in any increase in the area of land occupied by the structure; and
- (3) does not change the character, scale and intensity of any effects of the structure on the environment (except to reduce any adverse effects or increase any positive effects) but does not include upgrading.

“Repair” means making good decayed or damaged material.

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished.

Note: This standard applies to the scheduled buildings and structures listed in the Schedule in [Appendix 1.7](#). The Heritage Inventory held by the District Councils describes the key heritage features associated with each listed building and structure. These features may include external and internal items and attributes, as well as the land and features immediately surrounding the scheduled building or structure where such land and features are intrinsically related to or have an effect on the historic heritage values of the heritage item.

Note: The Historic Places Act 1993 provides for identification, protection, preservation and conservation of the nation’s historic and cultural heritage. An archaeological site is defined as a place associated with pre-1900 human activity and is able to provide evidence relating to the history of New Zealand. An authority is required from the New Zealand Historic Places Trust if there is reasonable cause to suspect an archaeological site (recorded or unrecorded) may be modified, damaged or destroyed when undertaking any activity. An authority from the Historic Places Trust is required for such activities whether or not the land on which the archaeological site may be present, is identified in the Plan, or resource consent has been granted.

21.1.3 Historic Heritage Precincts

South Wairarapa District

Plan Change 4

Policy 10.3.2(b)

- (a) **Minor repairs and maintenance of any premises within the Historic Heritage Precincts listed in [Appendix 1.8](#) which meet the following standards:**
 - (i) The work is confined to conservation, reassembly, reinstatement, repair or stabilisation of the original character, fabric or detailing of the premises;
 - (ii) The work is carried out to the same design, using original or similar materials to those originally used and does not detract from the form, character and appearance of the premises.
 - (iii) For the South Wairarapa District, the work is consistent with the South Wairarapa Town Centres Design Guidelines in [Appendix 8](#).

Note: For the purpose of the above rule –

“Maintenance” means the protective care of a place.

A place of heritage value should be maintained regularly and preferably according to a conservation plan, except in circumstances where it is appropriate for places to remain without intervention. In relation to buildings and structures, maintenance means carrying out any work which:

- (1) is for the purposes of keeping the building and/or structure in good condition; and
- (2) does not result in any increase in the area of land occupied by the structure; and
- (3) does not change the character, scale and intensity of any effects of the structure on the environment (except to reduce any adverse effects or increase any positive effects) but does not include upgrading.

“Repair” means making good decayed or damaged material.

Repair of material of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished.

Plan Change 4

Advice Note: it is possible that archaeological sites may be affected by the proposed work. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. The applicant is advised to contact the New Zealand Historic Places Trust if the presence of an archaeological site is suspected. Work affecting archaeological sites is subject to a consenting process under the Historic Places Act 1993. If any activity associated with this proposal, such as earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work to proceed lawfully. The Historic Places Act 1993 contains penalties for unauthorised site damage.

Policy 10.3.2(b)

(b) Signs within the Commercial and Industrial Zones in the Historic Heritage Precincts listed in [Appendix 1.8](#) which meet the following standards:

- (i) No individual sign exceeds 2m² in area (all faces). Total signage on any one building shall not exceed 4m² in area.
- (ii) No sign is illuminated by any means other than directional lighting.
- (iii) Signs are located above verandahs but within the parapet height or suspended within verandahs.

- (iv) One free-standing sign per site, and shall not exceed 0.5m² in area (all faces).

Masterton District

Plan Change 4

- (c) No works relating to any premises within the Historic Heritage Precincts in [Appendix 1.8](#) except for works within the Queen Elizabeth Park Precinct which are provided for in the Park Management Plan (including amendments), and except for works within the Nopps and Norris Reserves in the Masters Crescent Precinct which are provided for in the respective Reserve Management Plans, and except for works otherwise excluded in the relevant Council's Heritage Inventory.

Policy 10.3.2(b)

Exception:

- (i) All internal works to a building are exempt from complying with the above requirements, unless the building is listed in [Appendix 1.7](#) as a Site of Historic Value (refer to Rule 21.1.2(a)) and the particular value of the interior is specified in the Heritage Inventory held by the Councils.

21.1.4 Outstanding Landscapes

Policy 9.3.2(b) and 9.3.2(c)

- (a) Any activity or structure within an area identified as an Outstanding Landscape in [Appendix 1.1](#) which meets the following standards:
 - (i) Earthworks do not exceed 100m³ per site in any 12 month period;
 - (ii) Structures are less than or equal to 200m² in total gross floor area per site.

21.1.5 Significant Natural Areas

Policy 11.3.5(b) and 11.3.5(c)

- (a) Maintenance of any listed area in the Schedule of Significant Natural Areas in [Appendix 1.3](#) which is limited to:
 - (i) The removal of broken branches, deadwood or diseased vegetation;
 - (ii) The pruning of branches which are part of the main structure of the tree that are interfering or overhanging buildings, but only up to 1.0 metres from the external walls or roof of that building;
 - (iii) The removal of vegetation to maintain existing fencelines and access across existing tracks;
 - (iv) The removal of vegetation to erect new fencelines around the perimeter of the Significant Natural Area.
 - (v) The minor trimming of vegetation within the Growth Limit Zones surrounding an existing overhead wire or existing network utility as specified in the Electricity (Hazards from Trees) Regulations 1993;
 - (vi) The removal of exotic species;
 - (vii) Activities are carried out subject to and in accordance with any specific covenants or other legal agreements entered into with the District Council, or Wellington Regional Council, or Department of Conservation, or QEII Trust;

- (viii) The removal of plant pests identified in the Operative Wellington Region Plant Pest Management Strategy.

*Policy 11.3.2(c), 11.3.2(d),
11.3.2(d) and 11.3.2(h)*

21.1.6 Indigenous Vegetation and Habitats

- (a) Any activity involving disturbance, removal, damage or destruction ("modification") of kanuka, manuka and tauhinu.
- (b) Any activity involving disturbance, removal, damage or destruction ("modification") of naturally occurring indigenous vegetation (excluding kanuka, manuka and tauhinu) which is more than 4 metres high, or which has a trunk diameter of more than 30 centimetres measured at a height of 1.4 metres above the ground, provided that no more than 10% of the total area of indigenous vegetation is "modified" per site up to a maximum of 200m² in any 5 year period.
- (c) The removal of up to 50m³ of timber per 10-year period per Certificate of Title for personal use.
- (d) The harvesting of indigenous timber undertaken in accordance with an approval under Part IIIA of the Forests Act 1949.
- (e) The disturbance, removal, damage or destruction of naturally occurring indigenous vegetation that has grown under the canopy of a plantation forest.
- (f) The clearance or modification of indigenous vegetation that has been planted and managed specifically for commercial production forestry, horticulture or agriculture purposes.
- (g) The disturbance or damage, but not destruction of naturally occurring indigenous vegetation as a consequence of harvesting of plantation forest, including where the harvesting involves:
 - (i) The lifting and/or dragging of logs;
 - (ii) The construction and maintenance of forestry roads and stream crossings.
- (h) The disturbance, removal, damage or destruction ("modification") of naturally occurring indigenous vegetation by any network utility operator to ensure the safety and integrity of any network utility or to maintain access to the network utility.
- (i) The disturbance, removal, damage or destruction ("modification") of naturally occurring indigenous vegetation associated with the maintenance of existing access tracks, fencelines and firebreaks and the construction of new fencelines and firebreaks.
- (j) Any activity involving disturbance, removal, damage or destruction ("modification") of indigenous vegetation and habitats necessary for the avoidance of imminent danger to human life or property.
- (k) Activities are carried out subject to and in accordance with any specific covenants or other legal agreements entered into with the District Council, or Wellington Regional Council, or Department of Conservation, or QEII Trust.

Note: An approval under Part IIIA of the Forests Act 1949 means the harvesting of indigenous timber carried out under an approved sustainable forest management plan or permit that has been approved by the Secretary of Forestry under Part IIIA of the Forests Act 1949 (as amended by the Forests Act Amendment Act 1993).

21.1.7 Wetland Restoration and Enhancement

- (a) Any planting of indigenous wetland species and removal of exotic species (including weed and pest removal) within a wetland.

Policy 11.3.2(e)

21.1.8 Reserves

- (a) The use and development of any Council or crown owned land for reserve purposes, recreational activities and facilities.
- (b) The use and development of any land managed in accordance with an Approved Reserve Management Plan.

Policy 19.3.2(i)

21.1.9 Significant Waterbodies

- (a) Earthworks within 25 metres of any Significant Waterbody listed in [Appendix 1.9](#) for the following purposes:
- (i) The maintenance of drains, fences, man-made dams, access tracks and roads;
- (ii) Approaches to culverts.

Policy 12.3.2(a)

21.1.10 Activities on the Surface of Freshwater

- (a) Any activity, excluding motorised commercial recreation, on the surface of any freshwater body (including wetlands, rivers and lakes) which meets the following standard:
- (i) Structures shall be:
- (1) Less than 10 square metres in gross floor area; and
- (2) Located on or above the surface of water for less than two months within a twelve-month period.

Policy 12.3.2(k)

Note: Activities on, under or over freshwater may require resource consent from the Wellington Regional Council.

21.1.11 Glare and Artificial Light

- (a) The emission of light (including glare) meets the following standard:
- (i) A maximum artificial light level of 8 lux (lumens per square metre) measured at 1.5m above ground level at the site boundary.

Policy 19.3.2(e)

*Policy 19.3.2(g)***21.1.12 Dust and Odour**

- (a) The generation of airborne contaminants meets the following standard:
- (i) No nuisance at or beyond the boundary of the site to the extent it causes an adverse effect. This standard applies to contaminants which are not subject to a discharge consent and which are temporary or intermittent in nature, including:
- (1) Dust;
 - (2) Offensive or objectionable odour.

*Policy 19.3.2(b) and 19.3.2(c)***21.1.13 Noise**

- (a) Noise Emission Levels shall be subject to zone rules for noise, and shall comply with the standards below.
- (b) General
- (i) Sound levels shall be measured in accordance with NZS 6801:1999 "*Acoustics – Measurement of Sound*", and assessed in accordance with NZS 6802:1991 "*Assessment of Environmental Sound*".
- (c) Construction Noise
- (i) Construction noise shall be measured and assessed in accordance with NZS6803:1999 "*Acoustics – Construction Noise*" and shall not exceed the noise limits set out in Table 2 of that Standard for the timeframes stated.
- (ii) Provided that the provisions of the standard related to the duration of construction events and the more or less stringent noise limits applicable in such circumstances shall apply.
- (d) Airblast
- (i) Airblast overpressure from blasting on any land or in water shall not exceed a peak sound pressure level of 115dBZ (peak) at any point within the notional boundary of any dwelling, homestay residential unit, healthcare or educational facility, hospital or resthome;
- (ii) Except as elsewhere provided in this Plan, all use of explosives on any site shall be in accordance with Australian Standard AS 2187.2 – 1993 *Explosives – Storage, Transport and Use*, Part 2 Use of Explosives;
- (iii) Airblast shall be measured in accordance with the NZS6801:1999 "*Acoustics – Measurement of Sound*" and assessed in accordance with the provisions of AS 2187.2 – 1993 *Explosives – Storage, Transport and Use* Part 2.

Note:

Vibration will be assessed as required either as excessive noise under Part 12 of the Act or as unreasonable noise under Section 16 of the Act.

Where NZS 6802:1991 does not include assessment of the type of noise in question, other appropriate Standards may be used as specified in the definition for “Noise Emission Level”.

21.1.14 Derelict Vehicles

Policy 19.3.2(f)

- (a) The storage of no more than one derelict vehicle per site where it is visible from any adjacent property or a public place.

21.1.15 Access to Premises

Policy 19.3.2(f)

- (a) No fortifications shall be placed on any property so as to preclude or inhibit entry by the Police or any authorised officer.

21.1.16 Temporary Activities

Policy 19.3.2(a)

Temporary activities which meet the following standards:

- (a) Activities ancillary to or incidental to building and construction shall be:
 - (i) Limited either to the duration of the project or for a period not exceeding 12 months, whichever is the lesser;
 - (ii) Within construction noise limits set out in 21.1.13.
- (b) Sporting events, public meetings, concerts, galas, market days, temporary retail activities, entertainment, recreational and festive events shall be restricted to:
 - (i) Hours of operation: 7am – 10pm;
 - (ii) Duration: not exceeding five days in total in any six-month period;
 - (iii) Temporary events are exempt from all other District-wide standards in [Section 21.1](#) and for the respective standards in the Environmental Zone the event is located in.
- (c) All material and debris from demolished, or partly demolished buildings shall be removed from a site within 2 months of the demolition being completed.
- (d) No building work being undertaken to the exterior of a building shall be suspended for a period of longer than 6 months.
- (e) Any temporary storage of goods or materials shall not exceed 6 months in duration.
- (f) Buildings (including tents, mobile homes and prefabricated buildings) used for temporary activities must be readily movable, meet any setback requirements of this Plan, and must be removed from the site within 12 months of the commencement of the activity.
- (g) Any temporary sign shall be permitted provided it complies with the following standards:
 - (i) The total face area of all signs (permanent and temporary signs) per site shall be no greater than 5.0m².

- (ii) Any one sign shall not exceed 3.0m².
- (iii) The maximum height of any sign shall not exceed 6.0 metres.
- (iv) Any temporary sign advertising an event, or General or Local Body Elections shall not be displayed for more than 8 weeks before and shall be removed within 7 days after the date of the event.
- (v) Any temporary sign advertising the sale or auction of a property (real estate sign) shall be located on the site to which they relate, and not exceed 3.0m².
- (vi) No sign shall be located on any public road or other public place.
- (vii) No sign shall be located where it conceals the required sight distances from any access or intersection in [Appendix 5](#).
- (viii) No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device.
- (ix) No sign shall use reflective materials, or be illuminated, flashing or moving.
- (x) The following minimum letter/character height standards for signs in the 70-100 km/hr speed zones shall be:

Speed	Main Message	Property Name	Second Message
70 kph	200 mm	150 mm	100 mm
80 kph	250 mm	175 mm	125 mm
100 kph	300 mm	200 mm	150 mm

Exception:

- (i) Official Traffic Signs are excluded from complying with the above standards provided they comply with the Land Transport Rule: Traffic Control Devices 2004 and the Manual of Traffic Signs and Marking (MOTSAM).
- (h) Temporary filming activities on a site for a duration of up to 3 months.

Policy 13.3.2(b)

21.1.17 Coastal Environment Management Area

(a) Structures

- (i) In that part of the Coastal Environment Management Area that is within the Rural Zone, any new structure on an existing lot is a permitted activity provided it meets all of the following standards:
 - (1) No part of any structure shall be located above the 40m contour above MHWS;
 - (2) No part of any structure shall be located closer than 50m (in both the seaward and landward direction) from the steepest part of a terrace or escarpment;
 - (3) The structure shall be located on slopes of less than 20°;

- (4) No part of any structure shall exceed 7 metres in height above natural ground level;
 - (5) All buildings shall use as exterior materials:
 - (a) Natural stone; or
 - (b) Natural timber provided any stains and protectants used do not contain colorants to change the natural colour of the timber (for example, to green or red); or
 - (c) Another material painted or finished in visually muted, recessive colours, from British Standard 5252 A01 to C40 inclusive, with a reflective value of 60% or less.
- (b) Number of Dwellings**
- (i) In that part of the Coastal Environment Management Area that is within the Rural Zone, one dwelling per Certificate of Title.
- (c) Earthworks**
- (i) In that part of the Coastal Environment Management Area that is within the Rural Zone, earthworks shall not exceed any of the following standards:
 - (1) For sites less than 20 hectares in area:
 - (a) 1.5 metres (cut or fill) measured vertically;
 - (b) Where earthworks exceed 1.5 metres (cut or fill) measured vertically, those earthworks shall not exceed 3.0 metres (cut or fill) measured vertically and shall not exceed a distance of 20 metres in continuous horizontal length;
 - (2) For sites of 20 hectares or greater in area:
 - (a) 3.0 metres (cut or fill) measured vertically;
 - (b) Where earthworks exceed 3.0 metres (cut or fill) measured vertically, those earthworks shall not exceed 4.5 metres (cut or fill) measured vertically and shall not exceed a distance of 500 metres in continuous horizontal length.

21.1.18 Foreshore Protection Area

*Policy 13.3.2(h), 14.3.2(b)
and 14.3.2(c)*

- (a) Any structure constructed or located within the Foreshore Protection Area, being 50 metres landward of Mean High Water Springs for all areas, except as otherwise identified in the Planning Maps, shall comply with the following standards:**
 - (i) Fences shall not exceed 1.8m in height;
 - (ii) Structures shall not exceed 3 metres in height and shall not exceed 15m² gross floor area (GFA) per site.
 - (iii) Structures shall not be used for habitable purposes.

- (iv) Earthworks associated with the construction and maintenance of a fence to a maximum 0.5 metres (cut or fill) measured vertically.

Policy 14.3.2(b) and 14.3.2(c)

21.1.19 Faultline Hazard Area

- (a) Any new structure containing a habitable room, or additions or alterations to a habitable room of an existing structure shall not be constructed or located within the Faultline Hazard Area identified on the Planning Maps.

Policy 14.3.2(b) and 14.3.2(c)

21.1.20 Flood Hazard Area and Erosion Hazard Area

- (a) Any activity within the Flood Hazard Area or Erosion Hazard Area that does not involve one or more of the following:
 - (i) The erection, placement, alteration of or addition to any non-habitable structure greater than 4 metres in height or with a gross floor area (GFA) of greater than 15m².
 - (ii) Earthworks of more than 20m³ per site within any 12 month period;
 - (iii) The addition or alteration to an existing building for habitable use (refer [Rule 21.4.7](#));
 - (iv) The erection, placement, or conversion of a building for habitable use (refer Rule 21.6(r)).

Exception:

- (i) Soil conservation works, riparian enhancement programmes and river control works carried out or supervised by the Wellington Regional Council.

Note 1: In addition to the Flood Hazard Area and Erosion Hazard Area, the Planning Maps show a "hazard alert" area. The 'Flood Alert Area' gives information on a few specific areas vulnerable to floods beyond the Flood Hazard Area, where flood events have occurred or been investigated. There are other areas which may have a similar hazard but which have not been specifically identified or investigated. However, floods of a shorter return period may still affect this area as a result of different circumstances, for example by a rise in riverbed level or a stopbank breach. Any resource consent for land use and subdivision as a discretionary or non-complying activity under another rule in this Plan, shall consider and address the risks from flooding as an additional matter for consideration.

Note 2: Any works within the Flood Hazard Area and/or Erosion Hazard Area may require resource consent from the Wellington Regional Council.

Policy 14.3.2(b) and 14.3.2(c)

21.1.21 Soil Conservation and River Control Works

- (a) All soil conservation, flood protection, river control works and riparian protection schemes carried out or supervised by the Wellington Regional Council.

21.1.22 Hazardous Substances and Facilities

Policy 15.3.2(a) and 15.3.2(b)

- (a) The total quantity of hazardous substances on the site shall not exceed the quantities for the relevant zone specified as a Permitted Activity in "[Appendix 2.1: Hazardous Facilities Consent Status Table](#)", and shall comply with the following standards:

(i) Site Design

Any part of a hazardous facility which is involved in the manufacture, mixing, packaging, storage, loading, unloading, transfer, use or handling of hazardous substances must be designed, constructed and operated in a manner which prevents:

- (1) The occurrence of adverse off-site effects from the above listed activities on people, ecosystems, physical structures and/or other parts of the environment unless permitted by a resource consent;
- (2) The contamination of air, land and/or water (including aquifers, potable water supplies and surface waters) in the event of a spill or other type of release of hazardous substances.

(ii) Site Layout

The hazardous facility must be designed in a manner to ensure that separation between on-site facilities and the property boundary is sufficient for the adequate protection of neighbouring facilities, land uses and sensitive environments.

(iii) Site Drainage Systems

Site drainage systems must be designed, constructed and operated in a manner that prevents the entry of hazardous substances into the stormwater and/or sewerage systems unless permitted to do so by the network utility operator responsible for those stormwater and/or sewerage systems.

(iv) Spill Containment Systems

Any parts of the hazardous facility site where a hazardous substances spill may occur must be serviced by suitable spill containment systems that are:

- (1) Constructed from impervious materials resistant to the hazardous substances used, stored, manufactured, mixed, packaged, loaded, unloaded or otherwise handled on the site;
- (2) For liquid hazardous substances:
 - (a) Able to contain the maximum volume of the largest container present plus an allowance for stormwater or fire water; and
 - (b) Where the substances are stored in drums or other small packaging that the spill containment system is able to contain 50% of the maximum volume of substances stored plus an allowance for stormwater or fire water;

- (3) Able to prevent the entry of any spill or other unintentional release of hazardous substances, or any contaminated stormwater and/or fire water into site drainage systems unless permitted to do so by a network utility operator;

For the purposes of this rule, 'suitable' shall mean compliance with the above include graded floors and surfaces, bunding, roofing, sumps, fire water catchments, overfill protection and alarms, and similar systems.

(v) Waste Management

- (1) Any process waste or waste containing hazardous substances shall be managed to prevent:
- (a) The waste entering or discharging into the stormwater drainage system;
 - (b) The waste entering or discharging into the sewerage system unless permitted by the network utility operator responsible for that sewerage system;
 - (c) The waste discharging into or onto land and/or water unless permitted by resource consent.
- (2) The storage and management of any process waste or waste containing hazardous substance on the site shall at all times comply with the performance standards specified for hazardous substances.
- (3) All waste containing hazardous substances shall be disposed of to facilities holding the necessary consents, or be serviced by a registered waste disposal contractor.

(vi) Radioactive Materials

- (1) Any hazardous facility that involves the use or storage of radioactive materials with an activity below that specified as an exempt activity in the Radiation Protection Regulations 1982.

Exemptions:

The following are exempt from complying with the above standards:

- (i) Consumer products for domestic purposes provided they are stored in their original containers and used according to the manufacturers' instructions;
- (ii) Retail sale and related storage of hazardous substances in closed containers having volumes intended for domestic purposes;
- (iii) Fuel or safety equipment in motor vehicles, boats or small engines;
- (iv) Safety ammunition and small fireworks that are subject to the Hazardous Substances (Fireworks) Regulations 2001.
- (v) Fuel in service stations in volumes not exceeding 100,000 litres of petrol in underground tanks, 50,000 litres of diesel in

underground tanks and either 12 tonnes of LPG in an underground storage tank or 6 tonnes of LPG in an aboveground single storage vessel, where the associated activities comply with the following relevant code of practice or standard:

- (1) Code of Practice for the Design, Installation and Operation of Underground Petroleum Systems (Dept. of Labour, 1992);
 - (2) AS 1596:2002 Storage and Handling of LPG.
- (vi) Agrichemical use, storage, transportation and disposal where these activities are carried out in compliance with NZS8409:2004 Management of Agrichemicals.
 - (vii) Storage of fuel for primary production activities in the Rural (Primary production) Zone and Rural (Special) Zone where it complies with the Guidelines for Safe Above-Ground Fuel Storage on Farms (Dept of Labour October 2001).
 - (viii) Trade waste sewers and stormwater drainage;
 - (ix) Oil and gas pipelines.

Note: Discharges from a hazardous facility may require resource consent from the Wellington Regional Council.

21.1.23 Activities within Contaminated Land

- (a) Subsurface investigations of contaminated land in [Appendix 3.1](#) and on potentially contaminated land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) in [Appendix 3.2](#), to determine the presence, extent and nature of any contamination is a Permitted Activity provided that it complies with the following conditions:
 - (i) The subsurface investigations are supervised by a suitably qualified environmental scientist; and
 - (ii) A subsurface sampling report prepared by a suitably qualified environmental scientist recording the findings of the investigations shall be provided to the Council.

Note: Refer to [Appendix 3.2](#) for guidance on the nature and level of sampling and reporting.
- (b) The redevelopment of potentially contaminated land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) at [Appendix 3.2](#) that, following subsurface investigations, is determined to be safe for the intended use is a Permitted Activity, provided that:
 - (i) A subsurface sampling report prepared by a suitably qualified environmental scientist shall be provided to the Council confirming the potentially contaminated land is safe for the intended use.

Note: Refer to [Appendix 3.2](#) for guidance on the nature and level of sampling and reporting.

- (c) The use or redevelopment of contaminated land in [Appendix 3.1](#) and land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) in [Appendix 3.2](#) confirmed as being contaminated land, that has been remediated to a level which is safe for the intended use is a Permitted Activity, provided that:
- (i) A remediated report prepared by a suitably qualified environmental scientist shall be provided to the Council.

For the purpose of this rule (Error! Reference source not found. (a), (b) and (c)) "redevelopment" means any activity that would exacerbate or increase exposure to the potential contaminant(s) that is reasonably expected to have an adverse effect on human health or the environment (e.g. habitation, regular occupation, exposure through disturbance (e.g. earthworks) of contaminants. The Guidelines listed in [Appendix 3.2](#) provide direction on exposure levels for contaminants and adverse effects on human health or the environment.

21.1.24 Network Utilities and Energy Generation Facilities

Policy 16.3.2(b), 16.3.2(c) and 16.3.2(d)

Refer to the National Environmental Standards for Electricity Transmission Activities and National Environmental Standards for Telecommunications Activities where appropriate

- (a) The construction, maintenance and upgrading of network utilities and energy generation facilities which meets the following standards:
- (i) Maximum Height and Setbacks
- All above ground network utility and meteorological structures, except lines, poles, towers, masts, aerials, antennas and their brackets or attachments, must comply with the maximum height standards, maximum height to boundary, and minimum building setback, for the Environmental Zone in which they are located, except as follows:
- (1) In the case of aerials and antennas, and their brackets or attachments, that are located on buildings, these may exceed the maximum height and maximum height to boundary standards for the Environmental Zone in which they are located by no more than 5 metres.
 - (2) Aerials and antennas attached to masts, poles and towers may exceed the maximum height for masts, poles and towers as set out in sub-clause (3) below and the maximum height for the Environmental Zone in which they are located, by no more than 5 metres. The maximum height to boundary shall not apply to the boundary of a road, road reserve or service lane. The minimum building setback and maximum height to boundary shall not apply to the boundary of a road, road reserve or service land.
 - (3) In the case of masts, poles and towers (except as provided for under Rules 21.1.24(a)(ix)(1) (i) and (j)), these shall comply with a maximum height of:

- (a) 20 metres in Rural, Commercial and Industrial Zones.
 - (b) 12 metres in Residential Zone.
 - (c) 10 metres in road, road reserve or service lane for any Environmental Zone.
- (ii) Antennas
 - Residential Zone:
 - (1) No dish antenna shall exceed 2m in diameter;
 - (2) No panel antenna shall exceed 2.5m in any dimension;
 - Rural, Commercial and Industrial Zones:
 - (3) No dish antenna shall exceed 5m in diameter;
 - (4) No panel antenna shall exceed 2.5m in any dimension.
- (iii) Building
 - (1) No building located above ground for network utility purposes shall exceed 10m² in gross floor area.
 - (2) Buildings used for network utilities purposes may encroach the minimum building setbacks in the respective Environmental Zone in which it is located, subject to compliance with the following:
 - (a) 3 metres from any boundary when located on a site in the Residential Zone, or adjoining the Residential Zone;
 - (b) Compliance with the Noise Standards for the respective Environmental Zone in which it is located.
- (iv) Radiofrequency Exposure
 - (1) The maximum exposure levels shall not exceed the levels specified in NZS 2772:1999 "*Radiofrequency fields - Maximum exposure levels - 3 kHz to 300 GHz*";
 - (2) Maximum exposure levels shall be 3kHz to 300GHz in areas normally accessible to the public.
- (v) High Voltage Electricity Transmission Lines
 - (1) Lines for conveying electricity shall have a voltage up to and including 110kV;
 - (2) Setback 20 metres from dwellings.
- (vi) Water Supplies
 - (1) Water supply and irrigation schemes and all related drains, channels, pipes and necessary incidental equipment for the conveyance of water.
- (vii) Wastewater and Stormwater
 - (1) Underground pumping stations and pipe networks for the conveyance or drainage of water or sewage, and necessary incidental equipment.

Refer to the National Environmental Standards for Electricity Transmission Activities and National Environmental Standards for Telecommunications Activities where appropriate

(viii) Traffic Management

- (1) Traffic management and control structures, street lighting, and street furniture.

(ix) Existing Network Utilities

- (1) The operation, maintenance, repair, minor upgrading and removal of existing network utilities, including existing towers, masts, poles, aerials, antennas, lines, support structures, transformers and substations.

Note: For the purposes of the above rule, “minor upgrading” means an increase in the carrying capacity, efficiency or security of electricity and telecommunication facilities, utilising the existing support structures or structures of a similar scale and character, and includes:

- (a) Addition of circuits and conductors;
- (b) Reconductoring of the line with higher capacity conductors;
- (c) Resagging of conductors;
- (d) Addition of longer or more efficient insulators;
- (e) Addition of earthwires (which may contain telecommunication lines), earthpeaks and lightning rods;
- (f) Addition of electrical fittings;
- (g) Replacement of an existing overhead line with another of similar character and scale;
- (h) Support structure replacement that does not exceed the existing support structure dimensions, and is in the same location (except as provided for under Rules 21.1.24(a)(ix)(1) (i) and (j));
- (i) Tower replacement on existing electricity lines of 110kV or greater, where the replacement structure does not increase the tower height by more than 10% (including foundations and earth peaks); and where the structure is located within an area around the existing tower that is no more than 1.5 times the width of the existing tower base footprint.
- (j) Pole replacement on existing electricity lines of 110kV or greater, where replacement pole does not increase the height by more than 10% (including foundations and earth peaks); and where the replacement pole is located within an area that is within 2m, measured as a horizontal distance, from the pole it replaces.
- (k) Cross arm replacement that does not exceed the existing cross arm dimensions by more than 15%.

Note: It does not include an increase in line voltage above 110kV unless the line was originally constructed

to operate at the higher voltage but has been operating at a reduced voltage or without the original number of conductors it was constructed to carry.

(x) Existing Energy Generation Facilities

- (1) Any activity involving the operation, maintenance and minor upgrading of existing energy generating facilities and associated structures.

Note: For the purpose of the above rule –

“Maintenance” means all activities associated with the protective care and monitoring of a hydro dam, wind turbine or power station and associated structures, in order to prevent decay, structural fatigue, erosion or dilapidation and includes maintenance of surrounds and water areas.

“Minor upgrading” means structural improvement, repair and replacement of worn or technically deficient parts of the powerhouse, hydro dams, wind turbines and structures, substations, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, other equipment and accessory buildings and structures of similar character and scale, and includes associated drilling, earthworks and vegetation removal. Also extensions to existing buildings and structures, and erection of new buildings and structures provided they meet the standards for permitted activities within the relevant Zone and the District-wide rules.

(xi) Undergrounding of Lines and Pipes

- (1) All new lines, cables and pipes in the Residential, Commercial and Industrial Zones shall be constructed underground.
- (2) No new poles shall be erected in the Residential, Commercial and Industrial Zones, other than replacing existing poles.

(xii) Reinstatement

- (1) That continuous vegetative cover shall be established over any natural ground surface disturbed for the construction, upgrade, maintenance or repair of any network utility.

(xiii) Noise Limits

- (1) Sound levels from network utilities within road reserve shall comply with the noise limits for the adjoining zone at any point within 1.5 metres of any façade of a building used for residential purposes. A façade correction of minus 3 dB shall apply in addition to the assessment provisions of NZS 6802:1991 *“Assessment of Environmental Sound.”*

21.1.25 Roads, Access, Parking & Loading Areas

Policy 17.3.2(b) and 17.3.2(c)

- (a) All new roads, intersections, access, parking and loading areas shall be provided in accordance with the provisions of [Appendix 5 – Requirements for Roads, Access, Parking and Loading](#).
- (b) Access
 - (i) All sites and activities shall have safe and practicable vehicle access from a public road. All vehicle crossings and intersections shall be positioned and constructed in accordance with the standards in [Appendix 5](#).
- (c) Parking and Loading
 - (i) Provision of On-Site Parking and Loading
 - (1) Every activity shall provide off-street parking and loading for vehicles associated with the activity and vehicles expected to visit or be stored on the site in connection with the activity, in accordance with [Table 21.1.25.1](#) below.
 - (2) Where any activity is changed or any building erected or altered, sufficient vehicle parking and loading shall be provided to meet the demands generated by the altered activity or building, in accordance with [Table 21.1.25.1](#) below.
 - (3) On sites where there are multiple activities, and each activity requires vehicle parking in terms of this Plan, the total parking required shall be the combined total requirement for all activities. The Council will consider reducing parking requirements, where it is demonstrable that parking demands generated by each activity do not occur simultaneously and that operational hours or arrangements of those activities means shared parking will occur.
 - (4) Loading bays and spaces may be counted as parking space(s) according to the number of parking spaces able to be accommodated.
 - (ii) Number of Vehicle Parking Spaces
 - (1) Where the calculation of required vehicle parking spaces results in a fraction of a whole space, any fraction less than or equal to one half shall be disregarded; and any fraction over one half shall count as one space.
 - (2) The area of required spaces, access drives, or aisles provided within a building shall be excluded from the gross floor area (GFA) of the building.
 - (3) Vehicle parking spaces shall be provided for activities in accordance with [Table 21.1.25.1](#). If an activity is not listed, then the standard for the activity listed that is closest in nature to that proposed activity shall be applied. Parking requirements do not apply to temporary activities.

Table 21.1.25.1 – Parking Requirements

Activity	Parking spaces required
Accommodation Activities	1 per accommodation unit, room, or campsite, plus 1 per 2 employees
Childcare Centre	1 per employee, plus 1 per 10 persons to be accommodated in the centre.
Commercial Activities (including, but not limited to retail, supermarkets and offices)	1 per 45m ² GFA, plus 1 per 100m ² outdoor display area
Educational Facilities (primary and secondary)	1 per employee
Educational Facilities (tertiary)	1 per employee plus 1 per 10 students
Emergency Service Facilities	1 per 100m ² GFA, plus 1 per on duty staff member (excluding volunteers)
Entertainment facility	1 per 3 persons the facility is designed to accommodate
Health Facility	4 per practitioner
Hospital	1 per bed the facility is designed to accommodate, plus 1 per 2 staff members on site
Industrial Activities	1 per 50m ² GFA
Place of Assembly	1 per 4 persons the place is designed to accommodate
Residential Activities	1 per residential unit
Restaurant	1 per 4 persons the facility is designed to accommodate.
Resthome	1 per 4 beds the facility is designed to accommodate, plus 1 per employee on site.
Sports fields and playing fields	1 for every 3 participants (design capacity)
Tavern	1 per 10m ² GFA

Note 1: GFA means Gross Floor Area and includes office space associated with the primary industrial activity not commercial offices or retail space.

Note 2: Where an existing building within the Commercial Zone is being used by a permitted activity the requirements outlined above do not need to be met.

For the purposes of the above parking requirements the following definitions shall apply:

Accommodation Activities – (parking requirements) activities including associated land and buildings used for accommodating people on a temporary basis; includes but is not limited to hotels, motels, and camping grounds but excludes homestays that do not exceed four people.

Education facility – (parking requirement) facilities including associated land and buildings used for the purposes of learning and training, including facilities for preschool, primary, secondary, tertiary and adult learning.

Health facility – (parking requirement) facilities including associated land and buildings used for the purposes of providing healthcare to the community and include but is not

limited to dentistry, veterinary and medical centres or clinics but excluding hospitals.

Hospital - (parking requirement) facilities including associated land and buildings used for the purposes of providing 24 hour healthcare service to the community.

Industrial Activities – (parking requirement) activities including associated land and buildings used for manufacturing, fabricating, processing, packing or storage of goods, substances or vehicles, and the servicing and repair of goods and vehicles whether by machinery or hand.

Office – (parking requirement) an activity including associated buildings or part of a building where people are engaged in a profession, business or administrative activity and includes but is not restricted to financial, law or accountancy firms, valuers, banks, architects, engineers and real estate agents.

Outdoor display area – (parking requirement) an outdoor space provided for the display of retail goods or services for purchase and excludes parking, landscaping or other similar required areas.

Outdoor recreation facility – (parking requirement) any activity whose aim is the active enjoyment of outdoor sport and includes but is not limited to grounds used for netball, rugby, cricket, and golf.

Place of Assembly – any facility and associated land and buildings for the general assembly of people engaged in deliberation, education, worship or entertainment and includes, but is not exclusive to indoor recreation facilities, theatre, marae, cinemas, halls, conference facilities, churches and education facilities.

Practitioner – person(s) who provides the principal health or veterinary services to patients including, but not limited to, doctors, physiotherapists, dentists and veterinary surgeons, but excluding support staff.

Residential unit – a self-contained residential accommodation unit to be used exclusively by one household unit and includes residential units within multi-unit and retirement village developments.

Rest Home – a facility including associated land and buildings providing care to dependent persons in a live-in situation.

Restaurant – a premises for the preparation, sale and consumption of food and drink, including cafes.

Retail – the use of land, a building or parts of a building where goods are sold and/or displayed for sale, or are offered for hire.

Tavern – any premises used or intended to be used principally for the provision of liquor and other refreshment to the public; and which is licensed as such under the Sale of Liquor Act 1989.

- (iii) Parking for the Disabled
 - (1) Any activity shall provide parking for the disabled in accordance with NZS 4121:2001 *Design for Access and Mobility – Buildings and Associated Facilities*.
- (iv) Vehicle Access and Manoeuvring Space
 - (1) Each required vehicle park shall have practical access from a public road. Sufficient manoeuvring space shall be provided to enable vehicles to enter and exit the site in a forward direction.

Exception: The requirement to exit and enter a site in a forward direction shall not apply to a front lot in the Residential Zone where a garage is attached to a dwelling and that obtains access to a District Arterial, Collector or Local Road. This exception does not apply where access is obtained directly from the State Highway or a Strategic Arterial Road.

Note: The hierarchy of roads is identified in Volume 2 of the Plan: Maps.
- (v) Vehicle Parking Spaces and Access Aisles to Remain Clear
 - (1) Dedicated vehicle parking space and access shall remain unobstructed by other activities and shall not be diminished by storage of goods or erection of any structure.
- (vi) Design of Vehicle Parking and Loading Spaces
 - (1) Every parking space shall be designed and constructed in accordance with AS/NZS 2890.1:2004 *Parking Facilities*.
 - (2) Each required loading space shall be of usable shape and have a minimum length of 7.5 metres, minimum width of 3.5 metres, and minimum clear height of 4.5 metres. Sufficient manoeuvring space shall be provided to accommodate a 90 percentile two-axle truck. In the Commercial and Industrial Zones where articulated vehicles are to be used, the layout shall be designed to accommodate such vehicles.
- (vii) Standards of Construction of Vehicle Parking Spaces
 - (1) All required vehicle parking spaces and access aisles shall be formed, sealed and marked, and shall be provided with surface water drainage.

21.1.26 Water Supply, Wastewater and Stormwater

- (a) All new water systems, waste water systems and stormwater systems shall be provided in accordance with NZS 4404:2004 *“Land Development and Subdivision Engineering”*.

Policy 18.3.5(a)

Policy 18.3.14(a) and 18.3.14(b) **21.1.27 Financial Contributions**

- (a) All financial contributions shall be in accordance with the requirements of [Section 23](#).

Policy 17.3.8(a) and 17.3.8(c) **21.1.28 Aerodrome Protection****(a) Aerodrome Obstacle Limitation Surfaces**

- (i) No building, other structure, mast or tree shall be located in the Aerodrome Obstacle Limitation Surfaces so as to penetrate the 1:50 approach slopes, the transitional slopes or the horizontal surface.

The Obstacle Limitation Surfaces are shown on the Planning Maps and defined in [Appendix 11](#). They comprise land in the shape of a fan, located at the ends of the landing/takeoff strips and vertically below the take-off/approach slopes of the strips.

(b) Air Noise Boundaries

- (i) Any additions or alterations to a habitable room of an existing noise sensitive activity within the Outer Air Noise Boundary (50 dBA) as shown on the Planning Maps shall be designed and constructed in compliance with one of the following:

(1) Between the 50 and 55 dBA noise contour:

- (a) By production of a design certificate from an appropriately qualified and experienced acoustic engineer, certifying that an internal noise level not exceeding Ldn 40dBA will be achieved by construction in accordance with the proposed design; or

- (b) Incorporation of the following accepted acoustic design solutions in the building:

- Standard external cladding with minimum surface density of 8 kilograms per square metre such as brick, concrete, plaster, timber or plastic weatherboard and fibre cement; and
- Internal wall linings of gypsum plasterboard of at least 12mm thickness or similar density material; and
- Continuous ceiling linings without cut-outs and of gypsum plasterboard of at least 10mm thickness or similar density material; and
- Fibrous thermal insulation batts (not polystyrene) in external wall and ceiling cavities; and
- Standard roof cladding of steel, tiles, metal tiles or butynol; and
- Standard external window and door glazing of a minimum 5mm thickness; and
- Aluminium external joinery fitted with airtight seals throughout; and

- Room glazing with a total area of no more than 50 percent of the room's total floor area.
- (2) Between the 55 and 60 dBA noise contour:
- (a) Compliance with 21.1.28(b)(i)(1) above; and
 - (b) Incorporation of a mechanical ventilation system in accordance with the New Zealand Building Code. Such a ventilation system shall not create more than L_{eq} 40 dBA in the principal living room, no more than L_{eq} 30 dBA in any bedroom, and no more than L_{eq} 40 dBA in any hallway, in each building. Noise levels from the mechanical systems shall be measured at least 1 metre away from any diffuser; and
 - (c) A mechanical extractor fan ducted to the outside to serve any cooking hob, if such extractor fan is not already installed and in sound working order.

21.2 Controlled Activities

The following are Controlled Activities:

21.2.1 Network Utilities

- (a) Network utility structures (other than masts and poles) above ground not exceeding 4m² in gross floor area and/or 2m in height within legal road reserve.

Policy 16.3.2(b), 16.3.2(c) and 16.3.2(d)

The matters over which control is reserved are:

- (i) Height and design;
- (ii) Siting;
- (iii) Screening and landscape treatment;
- (iv) Safe and efficient operation of the road network.

21.2.2 Hazardous Facilities

- (a) Any hazardous facility where the total quantity of hazardous substances of any hazard classification on the site is in the range of the quantities for the relevant zone specified as a Controlled Activity in the Hazardous Facilities Consent Status Table ([Appendix 2](#)), and the activity complies with the permitted activity performance standards in Rule 21.1.22 above.

Policy 15.3.2(a) and 15.3.2(b)

The matters over which control is reserved are:

- (i) Location, design, installation and operation of the facility;
- (ii) Spill contingency and emergency management;
- (iii) General risks to the environment.

- (b) Any hazardous facility which involves the use or storage of radioactive materials with an activity in excess of that specified as an exempt activity in the Radiation Protection Regulations 1982 but below 100 terabecquerels.

The matters over which control is reserved are:

- (i) Location, design, installation and operation of the facility;
- (ii) Spill contingency and emergency management;
- (iii) General risks to the environment.

21.2.3 Wetland Restoration and Enhancement

Policy 11.3.2(e)

- (a) Any modification to indigenous vegetation within a wetland for enhancement and restoration purposes, including the planting of exotic species (but not weed or pest removal), shall be a controlled activity.

The matters over which control is reserved are:

- (i) The removal, damage or modification of indigenous vegetation;
- (ii) Changes to the hydrology of the wetland;
- (iii) The species for planting;
- (iv) Ongoing wetland management.

21.2.4 Meteorological Structures

Policy 16.3.5(d)

- (a) Any Meteorological structure in the Rural (Primary Production) or Rural (Special) Zones that exceeds the maximum height standard specified in Rule 21.1.24, and complies with the standards for a Controlled Activity.

The matters over which control is reserved are:

- (i) Height;
- (ii) Siting;
- (iii) Design;
- (iv) Duration of installation.

Assessment Criteria

Controlled activities are to be assessed against the relevant assessment criteria set out in [Section 22](#).

Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

21.3 Standards for Controlled Activities:

(a) Meteorological structures

- (i) Maximum height of 100 metres;
- (ii) Minimum setback of a horizontal distance between the centre of any structure and the site boundary shall be no less than 1.5 times the height of the structure;
- (iii) Minimum dwelling setback of a horizontal distance between the centre of any structure and any dwelling (excluding a dwelling located on the site on which the structure is located) shall be no less than 4 times the height of the structure.

21.4 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

21.4.1 Work Undertaken on a Notable Tree or Street Tree

Policy 10.3.2(b)

- (a) Any work undertaken on a Notable Tree listed in [Appendix 1.4](#) or any Street Tree not undertaken in accordance with the standards for permitted activities, or which involves removing or pruning the tree.

Discretion is restricted to the following matters:

- (i) Ensuring that any adverse effects on the tree's health are avoided, remedied or mitigated through the use of appropriate arboricultural techniques;
- (ii) Ensuring that the work undertaken minimises any alteration to the particular factors which led to the tree being scheduled;
- (iii) Options for the tree's management, including relocation or protection;
- (iv) Disposal of timber;
- (v) Archival recording; and
- (vi) Replacement planting.

21.4.2 Indigenous Vegetation

Policy 11.3.2(c)

- (a) Any disturbance, removal, damage or destruction ("modification") of indigenous vegetation within 20 metres of a river or a water body. This rule does not apply to entirely artificially created water bodies (e.g. duck ponds, existing farm drains) or vegetation in gardens.
- (b) Any disturbance, removal, damage or destruction ("modification") of indigenous vegetation not complying with the permitted activity standards in [Rule 21.1.6](#).

Discretion is restricted to the following matters:

- (i) The significance of the affected indigenous vegetation or habitat of indigenous fauna in terms of ecological, intrinsic, cultural or amenity values.

- (ii) The extent to which an area of affected indigenous vegetation or habitat of indigenous fauna and its inter-relationship with other habitats or areas of indigenous vegetation represents or exemplifies the components of the natural diversity of a larger reference area.
- (iii) The sustainability of the habitat or area of vegetation proposed to be modified or damaged or of any adjoining habitat of vegetation to an area proposed to be affected.
- (iv) Whether any affected area of indigenous vegetation is naturally occurring or has been artificially created.
- (v) The degree to which the vegetation or habitat is threatened or is uncommon in the ecological district within which it is located.
- (vi) Whether any affected area contains a vegetation type or species of flora or fauna that is regionally rare or threatened.

Notification and service of Application

An application for resource consent for restricted discretionary activities made under Rule 21.4.2 need not be notified; and need not be served on affected persons.

Policy 13.3.2(b)

21.4.3 Structures in the Coastal Environment Management Area

- (a) **Any structure not complying with the permitted activity standards for structures in the Coastal Environment Management Area.**

Discretion is restricted to the following matters:

- (i) Design and appearance of buildings and outdoor areas;
- (ii) Landscape treatment and screening;
- (iii) Effects on the natural character and landscape values;
- (iv) Effects of activities on adjacent properties and public open spaces;
- (v) Effects on any historic, cultural or archaeological site;
- (vi) Risks from natural hazards;
- (vii) Access.

Policy 13.3.2(b)

21.4.4 Earthworks in the Coastal Environmental Management Area

- (a) **In that part of the Coastal Environment Management Area that is within the Rural Zone, earthworks that do not comply with the standards in Rule 21.1.17(c).**

Discretion is restricted to the following matters:

- (i) The location, extent, timing and duration of the activity.
- (ii) Effects on the risks from natural hazards, including instability and flooding.
- (iii) Effects on the natural character and landscape values.
- (iv) Effects on areas of significance to tangata whenua and archaeological sites.

- (v) Methods to avoid, remedy or mitigate the adverse effects.
- (vi) Rehabilitation measures, including recontouring and revegetation.

21.4.5 Significant Waterbodies

- (a) **Any earthworks with 25 metres of any Significant Waterbody listed in [Appendix 1.9](#) that is not permitted under Rule 21.1.9.**

Policy 12.3.2(a)

Discretion is restricted to the following matters:

- (i) The location, extent, timing and duration of the activity.
- (ii) Effects on the risks from natural hazards, including erosion and flooding.
- (iii) Effects on natural character and landscape values.
- (iv) Effects on ecological values, including the aquatic values of the waterbody.
- (v) Effects on recreational values and public access.
- (vi) Effects on areas of significance to tangata whenua and archaeological sites.
- (vii) Methods to avoid, remedy or mitigate the adverse effects.
- (viii) Rehabilitation measures, including recontouring and revegetation.

21.4.6 Motorised commercial recreation on the surface of freshwater

Policy 12.3.2(c)

- (a) **Any motorised commercial recreation on the surface of freshwater.**

Policy 12.3.5(b)

Discretion is restricted to the following matters:

- (i) The scale, character and nature of the activity, including the frequency and size of watercraft associated with the activity.
- (ii) Potential for conflict between the activity/structure and other users of the same waterbody.
- (iii) Effects of activities on land associated with the proposed activity including the impact on public access.
- (iv) Extent to which the activity will reduce opportunities for recreational activities.
- (v) Effects of the activity on the intrinsic and natural values of the waterbody.

*Policy 14.3.2(b) and 14.3.2(c)***21.4.7 Flood Hazard Area and Erosion Hazard Area**

- (a) Any activity within the Flood Hazard Area or Erosion Hazard Area that does not comply with the standards in Rules 21.1.20 (i) – (iii).

Discretion is restricted to the following matters:

- (i) The effects of the activity on the likelihood of flooding and/or erosion, or increase in its magnitude, including to other properties.
- (ii) Risks to people and property.
- (iii) Mitigation measures to manage the risks from flooding or erosion.

*Policy 16.3.2(b), 16.3.2(c), 16.3.2(d) and 16.3.2(e)***21.4.8 Network Utility Structures within Road Reserve**

- (a) Network utility masts, antennas, aerials, poles, lines and support structures within legal road that are not permitted or controlled activities.

Discretion is restricted to the following matters:

- (i) Structure size;
- (ii) The location and siting of the structure within the legal road;
- (iii) The design and external appearance of the structure;
- (iv) The safety of road users.

*Policy 16.3.2(a)***21.4.9 Buildings within 20m of a High Voltage Transmission Line**

- (a) Any building within 20 metres of the centre line of a high voltage (110kV or more) transmission line (as shown on the Planning Maps).

Discretion is restricted to the following matters:

- (i) The design or location of buildings to enable the transmission line to be efficiently used, operated and accessed;
- (ii) Building orientation with regard to the location and visual impacts of the transmission lines;
- (iii) Measures necessary to ensure the transmission line's security;
- (iv) Compliance with the New Zealand Electrical Code of Practice for Electrical Safety Distances: NZECP: 34:2001;
- (v) Any consultation with the owners of the transmission lines; and
- (vi) The manner in which adverse effects associated with reverse sensitivity are avoided, remedied or mitigated.

*Policy 15.3.5(c)***21.4.10 Activities within Contaminated Land**

- (a) Any activity (including site remediation or redevelopment) on Contaminated Land as listed in [Appendix 3.1](#).

Discretion is restricted to the following matters:

- (i) The nature and extent of the contamination;

- (ii) The risk posed by contaminants to public health and safety;
 - (iii) Earthworks including any methods to control the release of contaminants into the environment;
 - (iv) The suitability of the land for its proposed end use; and
 - (v) The approach to the remediation and on-going management of the contaminated land and the mitigation measures (including monitoring) proposed to avoid adverse effects on public health, safety and the environment.
- (b) Any redevelopment (including the remediation) of any land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) in [Appendix 3.2](#), except as provided for in Rules Error! Reference source not found. (b) and (c).

For the purpose of this rule, “redevelopment” means any activity that would exacerbate or increase exposure to the potential contaminant(s) that is reasonably expected to have an adverse effect on human health or the environment (e.g. habitation, regular occupation, exposure through disturbance (e.g. earthworks) of contaminants). The Guidelines listed in [Appendix 3.2](#) provide direction on exposure levels for contaminants and adverse effects on human health or the environment.

Discretion is restricted to the following matters:

- (i) The nature and extent of the contamination;
- (ii) The risk posed by contaminants to public health and safety;
- (iii) Earthworks including any methods to control the release of contaminants into the environment;
- (iv) The suitability of the land for its proposed end use; and
- (v) The approach to the remediation and on-going management of the contaminated land and the mitigation measures (including monitoring) proposed to avoid adverse effects on public health, safety and the environment.

21.4.11 Noise Sensitive Activities within Outer Air Noise Boundary

Policy 17.3.8(a) and 17.3.8(c)

- (a) Any new noise sensitive activity located within the Outer Air Noise Boundary (50dBA contour) as shown on the Planning Maps.

Discretion is restricted to the following matters:

- (i) Acoustic insulation measures;
- (ii) Other acoustic mitigation measures;
- (iii) Location of the proposed activity;
- (iv) Other measures necessary to protect the operational requirements of the Aerodrome.

*Policy 11.3.2(g)***21.4.12 Goat Farming**

- (a) **Any goat farming within 2km of the Rural (Conservation Management) Zone.**

Discretion is restricted to the following matters:

- (i) The area and location of the activity in relation to (ii) - (v) below;
- (ii) The risk of reinvasion should goats escape from the site (i.e. proximity to conservation land, or features that act as natural corridors to invasion);
- (iii) The ability to confine goats within the site (i.e. some terrain can be difficult to fence effectively due to such factors as steepness, watercourses, vegetation, etc), and the suitability of fences for effectively containing the goats on the property (having regard to "The New Zealand Recommended Code of Practice for Goat Farming": Mohair New Zealand 2000);
- (iv) The method of disposing of the goats in the event of the activity being discontinued.
- (v) Potential effect on indigenous vegetation and habitat for indigenous fauna on the site or in the adjacent conservation area.

21.4.13 Financial Contributions*Policy 18.3.14(a) and 18.3.14(b)**Refer Rule 20.1.2(h) for Subdivisions*

- (a) **Any financial contributions (excluding for subdivisions) not in accordance with the requirements of [Section 23](#).**

Discretion is restricted to the following matters:

- (i) Matters listed in [Section 23](#).

21.4.14 Roads, Access, Parking and Loading Areas*Policy 17.3.2(b)*

- (a) **Any activity that does not comply with the requirements in Rule 21.1.25.**

Discretion is restricted to the following matters:

- (i) Development and site characteristics;
- (ii) Access;
- (iii) Availability of alternative private or public access, parking or loading areas;
- (iv) Design, layout, number and standard of parking and loading areas;
- (v) Design and construction of roads and access;
- (vi) Financial contributions.

21.4.15 Meteorological Structures

- (a) Any meteorological structure that does not comply with the standards for permitted activities and is not otherwise specified as a Controlled Activity.

Policy 16.3.5(b)

Discretion is restricted to the following matters:

- (i) Siting and design;
- (ii) Duration of installation;
- (iii) Height.

21.4.16 Helicopter Landing Areas

Policy 17.3.8(b)

- (a) Any helicopter landing area.

Discretion is restricted to the following matters:

- (i) Hours of operation;
- (ii) Flight frequency;
- (iii) Approach and departure flight paths minimising overflight of residential activities;
- (iv) Application of non-statutory guidelines, such as HAI Fly Neighbourly Guidelines;
- (v) The extent of servicing and status as a heliport.

21.4.17 Water Supply, Wastewater and Stormwater

Policy 18.3.5(a), 18.3.5(b) and 18.3.5(c)

- (a) Any activity that does not comply with the requirements in Rule 21.1.26

Discretion is restricted to the following matters:

- (i) Potable water supply, water storage and treatment;
- (ii) Wastewater collection, treatment and disposal;
- (iii) Stormwater collection, treatment and disposal; and
- (iv) Financial contributions.

Assessment Criteria

Restricted discretionary activities are to be assessed under the relevant assessment criteria set out in [Section 22](#).

21.5 Standards for Restricted Discretionary Activities

- (a) Helicopter Landing Area

Policy 17.3.8(b)

- (i) No helicopter movement (landing or departure) shall result in noise levels exceeding L_{max} 70 dBA during 10pm to 7am or L_{max} 90 dBA at all other times, when measured at the notional boundary.

21.6 Discretionary Activities

The following are Discretionary Activities:

- (a) Any activity that does not comply with the standards for permitted activities or is otherwise not specified as a controlled, or restricted discretionary activity.
- Policy 9.3.2(b) and 9.3.2(c)*
- (b) Any earthworks or structures not complying with the permitted activity standards in any outstanding landscape listed in [Appendix 1.1 Outstanding Landscapes](#).
- Policy 9.3.2(b) and 9.3.2(c)*
- (c) Any modification, alteration, disturbance or destruction of any outstanding natural feature listed in [Appendix 1.2 Outstanding Natural Features](#).
- Policy 11.3.5(b) and 11.3.5(c)*
- (d) Modification or damage to, or destruction of, or within, any Significant Natural Areas listed in [Appendix 1.3](#).
- Policy 10.3.2(b) and 10.3.2(c)*
- (e) Any modification, alteration, disturbance or destruction of any archaeological site, geological site, waahi tapu, or area of significance to tangata whenua listed in [Appendix 1.5 Archaeological and Geological Sites](#) and [Appendix 1.6 Sites of Significance to Tangata Whenua](#).
- Policy 10.3.2(b) and 10.3.2(c)*
- (f) Any alteration, addition, relocation, reconstruction, partial demolition or total demolition not complying with the permitted activity standards for any heritage item listed in [Appendix 1.7 Heritage Items](#), except for relocation and demolition of a Category 1 item under Rule 21.7(a).
- Policy 10.3.2(b) and 10.3.2(c)*
- (g) The following activities within the Historic Heritage Precincts listed in [Appendix 1.8](#):
- (i) New buildings, including accessory buildings and the premises;
 - (ii) Alteration, addition or reconstruction of any buildings;
 - (iii) Signs within the Residential Zone;
 - (iv) Demolition, removal or relocation of structures and buildings.
- Policy 10.3.2(b) and 10.3.2(c)
Plan Change 4*
- (h) Any repairs and maintenance in any Historic Heritage Precinct listed in [Appendix 1.8](#) and located in the Masterton District.
- Policy 19.3.2(b) and 19.3.2(c)
Policy 16.3.5(b)*
- (i) Boarding kennels and catteries.
- Policy 18.3.11(e)*
- (j) Wind energy facilities.
- (k) Any activity within the Greytown Future Development Area that is not consistent with the Structure Plan for this area.
- Policy 11.3.5(b) and 11.3.5(c)*
- (l) Any activity involving the disturbance, removal, damage or destruction (“modification”) of a wetland, except for planting restoration and enhancement work provided for in Rules 21.1.7 and 21.2.3.
- Policy 18.3.11(b)
Policy 15.3.2(a) and 15.3.2(b)*
- (m) Development Concept Plan in a Future Development Area.
- (n) Any hazardous facility where the total quantity of hazardous substances of any hazard classification on the site is in the range of the quantities for the relevant zone specified as a Discretionary

Activity in the Hazardous Facilities Consent Status Table ([Appendix 2](#)), and the activity complies with the permitted activity performance standards in Rule 21.1.22 above.

- (o) Any activity within a Future Development Area for which there is no approved Development Concept Plan and which is not otherwise a permitted activity in the Rural Zone. *Policy 18.3.11(b)*
- (p) Any helicopter landing area that does not comply with the standards for a restricted discretionary activity in Rule 21.5(a)(i). *Policy 17.3.8(b)*
- (q) Earthworks within the Foreshore Protection Area (except as provided for in Rule 21.1.18(a)(iv)). *Policy 13.3.2(b)*
- (r) The erection, placement, or conversion of a building for habitable use within the Flood Hazard Area or Erosion Hazard Area. *Policy 14.3.2(b) and 14.3.2(c)*

Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in [Section 22](#).

21.7 Non-Complying Activities

The following are Non-Complying Activities:

- (a) Relocation or demolition of any structure or building listed as a Category 1 item in [Appendix 1.7](#) Heritage Items. *Policy 10.3.2(b)*