



# WAIRARAPA COMBINED DISTRICT PLAN JOINT COMMITTEE

Agenda for the Meeting to be held in  
the Hurunui o Rangī Meeting Room,  
50 Holloway Street, Carterton

**THURSDAY 5 OCTOBER 2023 at 10am**

## MEMBERSHIP

David McMahon (Chairperson, Independent Commissioner)

Frazer Mailman (MDC)  
Cr Craig Bowyer (MDC)

Cr Brian Deller (CDC)  
Cr Robyn Cherry-Campbell (CDC)

Brian Jephson (SWDC)  
Cr Alistair Plimmer (SWDC)

Rangitāne o Wairarapa Representative  
Ngāti Kahungunu Representative

## **AGENDA**

1. APOLOGIES

2. CONFLICTS OF INTEREST (MEMBERS TO DECLARE CONFLICTS, IF ANY)

Pages 1-6

- Conflict of Interest Register Attached

3. APPROVAL OF PROPOSED WAIRARAPA COMBINED DISTRICT PLAN FOR PUBLIC NOTIFICATION

Pages 7-1071

# 1

## Wairarapa Combined District Plan Review - Conflict of Interest Register of the Wairarapa Combined District Plan Review Joint Committee Members – As at 31 August 2023

Conflicts of interest exist when a person's duties or responsibilities to Council could be, or could be perceived to be, affected by some other separate interest or duty.

Conflicts of interest can arise from a wide range of circumstances including but not limited to:

- Being an advisor, director, partner, trustee, or beneficiary of another business or organisation;
- Being a member of a club, society, or association;
- Holding or expressing strong political or personal views that might indicate prejudice or predetermination for or against a person or issue;
- Being a close friend or relative of someone who holds these interests (or who could otherwise be personally affected by a decision of the Council).

The register below is a record of potential conflicts of interest and the mitigation measures for managing this conflict or record of no conflict.

Committee Member	Potential Conflict	Discussion	Mitigation/Outcome
Brian Jephson	Sites and Areas of Significance to Māori – Chapter, Schedule and Mapping	A property owner where a Site/Area of Significance to Māori has been identified on this property.	Brian will not participate in any discussions or hearings relating to Sites and Areas of Significance to Māori Chapter, Schedule or Mapping.
Brian Jephson	Coastal Environment and General Rural Zone	A property owner (Palliser Bay Farming Ltd – pastoral farming) where land is within the Coastal Environment and General Rural Zone identified in the District Plan.	Interest noted. No further action required as the Coastal Environment provisions and General Rural Zone provisions apply district-wide with no location specific provisions or specifically identified areas.
Brian Jephson	Various provisions	Memberships: Martinborough Golf Club Ngawi Ratepayers Assn	If the Martinborough Golf Club or the Ngawi Ratepayers Assn make a submission, Brian will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Alistair Plimmer	General Rural Zone	Owner of a family property in the South Wairarapa located in the General Rural Zone.	Interest noted. No further action required as the General Rural Zone provisions apply district-

Committee Member	Potential Conflict	Discussion	Mitigation/Outcome
			wide with no location specific provisions or specifically identified areas.
Councillor Alistair Plimmer	General Residential Zone, General Rural Zone and Sites and Areas of Significance to Māori	Chair of Board of Trustees for St Matthews School. Includes link with Trinity Schools and Rathkeale College.	Interest noted. No further action required as the General Residential Zone and General Rural Zone provisions apply district-wide with no location specific provisions or specifically identified areas.  Regarding the Site and Area of Significance to Māori, if Rathkeale College make a submission, Alistair will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Alistair Plimmer	Various provisions	District Licensing Committee – Chair of South Wairarapa DLC, Wairarapa list member	If the DLC make a submission, Alistair will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Alistair Plimmer	Various provisions	Shareholdings - Fisher and Paykel Healthcare; Infratil Ltd; Mercury NZ Ltd; Smartshare group NZ Top 50 (actual companies unknown); International shares - BHP Group Ltd; Westpac Banking Group	Interest noted. If any of these companies make a submission, Alistair will not participate in hearing or deliberating on submissions on matters raised in this submission.
Jo Hayes	Rangitane Tu Mai Ra Trust PSGE (RTMRT)	Custodian Trustee of RTMRT the post settlement governance entity for Rangitane Iwi Wairarapa and Tamaki Nui A Rua. Through its Deed of Settlement the Trust received a number of land areas identified in the Deed in the Wairarapa and Tararua Regions including sites of	If RTMRT make a submission, Jo will not participate in hearing or deliberating on submissions on matters raised in this submission.

# 3

Committee Member	Potential Conflict	Discussion	Mitigation/Outcome
		significance of which most have been declared and published.	
Jo Hayes	Various provisions	Membership: Wairarapa Chamber of Commerce	If the Wairarapa Chamber make a submission, Jo will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Craig Bowyer	General Residential Zone	Owner of two residential properties in urban Masterton	Interest noted. No further action required as the General Residential Zone provisions apply district-wide with no location specific provisions or specifically identified areas.
Councillor Craig Bowyer	Various provisions	Memberships: Automobile Association Wairarapa	Interest noted. If AA Wairarapa Chamber make a submission, Craig will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Craig Bowyer	Hood Aerodrome provisions, including Air Noise Boundaries	Owner of a hangar at Hood Aerodrome, Masterton	Interest noted. If any submissions made in relation to Hood Aerodrome, Craig will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Craig Bowyer	Various provisions	Masterton District Licensing Committee Deputy Chair and Wairarapa List Member	If the DLC make a submission, Craig will not participate in hearing or deliberating on submissions on matters raised in this submission.
Frazer Mailman	Change of Zone (Rural to Urban)	Friends with a landowner who wants to subdivide	Interest noted. If the landowner makes a submission, Frazer will not participate in hearing or deliberating on submissions on matters raised in this submission.
Frazer Mailman	Various provisions	District Licensing Committee – Chair of Masterton DLC, Wairarapa list member	If the DLC make a submission, Frazer will not participate in hearing or deliberating on submissions on matters raised in this submission.

# 4

Committee Member	Potential Conflict	Discussion	Mitigation/Outcome
Frazer Mailman	Various provisions	Memberships: Mahunga Golf Club, Masterton Masterton Racing Club	If the Mahunga Golf Club, or Masterton Racing Club, make a submission, Frazer will not participate in hearing or deliberating on submissions on matters raised in this submission.
Frazer Mailman	Various provisions	Other memberships Wairarapa Road Safety Council, Board member Interim Chair Netball Wairarapa	If the Wairarapa Road Safety Council, or Netball Wairarapa, make a submission, Frazer will not participate in hearing or deliberating on submissions on matters raised in this submission.
Frazer Mailman	General Residential Zone	Residential property owner in Masterton	Interest noted. No further action required as the General Residential Zone provisions apply district-wide with no location specific provisions or specifically identified areas.
Councillor Robyn Cherry Campbell	General Residential Zone	Property owner in Carterton	Interest noted. No further action required as the General Residential Zone provisions apply district-wide with no location specific provisions or specifically identified areas.
Councillor Robyn Cherry Campbell	General Rural Zone	Chair West Taratahi Hall Assn Inc	If the West Taratahi Hall Assn, make a submission, Robyn will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Robyn Cherry Campbell	Various provisions	Chair Life Ed Trust Wairarapa, Tararua & Central Hawkes Bay	If the Life Ed Trust Wairarapa, make a submission, Robyn will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Robyn Cherry Campbell	Various provisions	Committee member, Wairarapa Wahine Toa Rugby Club Inc	If the Wairarapa Wahine Toa Rugby Club, make a submission, Robyn will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Robyn Cherry Campbell	Various provision	Board Member Wairarapa Bush Rugby Football Union	If the Wairarapa Bush Rugby Football Union, make a submission, Robyn will not participate in

Committee Member	Potential Conflict	Discussion	Mitigation/Outcome
			hearing or deliberating on submissions on matters raised in this submission.
Councillor Robyn Cherry Campbell	Various provisions	Board Member, Rotary Club of Carterton	If the Rotary Club of Carterton, make a submission, Robyn will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Robyn Cherry Campbell	Various provisions	Shareholdings – Port of Tauranga; Smartpay	Interest noted. If any of these companies make a submission, Robyn will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Brian Deller	General Rural Zone	Property Owner – Lifestyle block Carterton	Interest noted. No further action required as the General Rural Zone provisions apply district-wide with no location specific provisions or specifically identified areas.
Councillor Brian Deller	Settlement Zone	Property Owner - Ngawi	Interest noted. No further action required as the Settlement Zone provisions apply district-wide with no location specific provisions or specifically identified areas.
Councillor Brian Deller	Various provisions	Memberships: Ngawi Sports Fishing Club Ngawi Ratepayers and Residents Association Carterton Lions Club (Past President)	If the any of these clubs or associations make a submission, Brian will not participate in hearing or deliberating on submissions on matters raised in this submission.
Councillor Brian Deller	Various provisions	Wairarapa District Licensing Committee List Member	If the DLC make a submission, Brian will not participate in hearing or deliberating on submissions on matters raised in this submission.
David McMahon	No property ownership within the Wairarapa region	NA	NA
David McMahon	District wide	David is on the register of independent RMA commissioners for WDC, MDC and SWDC and GWRC on	1. No specific upcoming appointments 2. Will screen/manage future appointments during Combined plan submission , hearings

# 6

Committee Member	Potential Conflict	Discussion	Mitigation/Outcome
		<p>plans, plan changes, resource consents and designations. Previous examples –</p> <ul style="list-style-type: none"> <li>• Martinborough and Greytown wastewater consents from GWRC, Private Plan 1 for</li> <li>• MDC (Welholm investments retirement village</li> <li>• March 2023), GWRC NRRP hearings 2016 -18)</li> </ul>	<p>and deliberations to ensure to ensure no perceived conflicts.</p>
David McMahon	District wide	<p>David's firm (RMG) has clients who have previously, and may from time to time in the future, seek consents from MDC, CDC and SWDC e.g. NPD Ltd, SoHo Group .</p>	<p>No specific projects of relevance. Any such future projects during the plan hearing process will be recorded on the register and an appropriate strategy adopted including no involvement in relevant Plan deliberations and decision making.</p>

<b>To:</b>	Wairarapa Combined District Plan Joint Committee
<b>From:</b>	Kendyll Hammond, Planning Manager, South Wairarapa District Council Solitaire Robertson, Manager, Planning and Regulatory, Carterton District Council Christine Chong, Planning and Consents Manager, Masterton District Council
<b>Endorsed by:</b>	Paul Gardner, Interim Chief Executive, South Wairarapa District Council Geoff Hamilton, Chief Executive, Carterton District Council Steven May, Manager Regulatory Services, Masterton District Council
<b>Date:</b>	5 October 2023
<b>Subject:</b>	Approval of Proposed Wairarapa Combined District Plan for public notification.
<b>DECISION</b>	
<b>Recommendation:</b>	
That the Joint Committee:	
<ol style="list-style-type: none"> <li>1) Receives the information.</li> <li>2) Approves the Proposed Wairarapa Combined District Plan (the Proposed District Plan) (Attachment 1) for public notification pursuant to Clause 5 of Schedule 1 of the Resource Management Act 1991.</li> <li>3) Endorses the content of the Section 32 Evaluation Reports (Attachment 2) for the Proposed District Plan.</li> <li>4) Agrees that the date for public notification of the Proposed District Plan is 11 October 2023 and the date for close of submissions on the Proposed District Plan is 19 December 2023.</li> <li>5) Approves the Chair of the Joint Committee to be able to make any minor changes and edits to the Proposed District Plan and associated Section 32 Evaluation Reports, as required, prior to public notification of the Proposed District Plan.</li> <li>6) Notes that under Section 86B of the Resource Management Act 1991, rules relating to the following matters have immediate legal effect on public notification of the Proposed District Plan: Any rule that: protects or relates to water, air or soil; protects areas of significant indigenous vegetation; protects areas of significant habitats of indigenous fauna; or protects historic heritage.</li> <li>7) Notes that under Section 86D of the Resource Management Act 1991, the Environment Court has granted an order that rules relating to subdivision and associated land use activities in the General Rural Zone and Rural Lifestyle Zone will have legal effect from the date the Proposed District Plan is publicly notified (Attachment 3).</li> </ol>	

## **Purpose**

This report seeks the Joint Committee approval to publicly notify the Proposed Wairarapa Combined District Plan (the Proposed District Plan)(see Attachment 1) under Clause 5 of Schedule 1 of the Resource Management Act 1991 ('RMA' or 'the Act').

## **Context**

### **Legal Requirement for District Plan**

The Proposed District Plan is the Councils' statutory instrument to manage subdivision and development across the Wairarapa. Every territorial authority is required to have a district plan under the RMA.

The Proposed District Plan must give effect to national direction, such as National Policy Statements, and the Regional Policy Statement. The Proposed District Plan must also not be inconsistent with the Greater Wellington Regional Council Natural Resources Plan.

The Proposed District Plan has also had regard to other relevant strategies and policies of the Councils. This includes the South Wairarapa Spatial Plan, Carterton Urban Growth Strategy, and Long Term Plans.

The current Operative District Plan remains in effect until all or part of the Proposed District Plan is made operative. As the Proposed District Plan becomes beyond challenge, for example if no submissions are made on parts of the plan or any appeals are resolved, those parts of the plan are treated as operative.

### **District Plan Review**

Section 79(1) of the RMA requires that local authorities commence a review of a district plan at least every 10 years. The Wairarapa District Councils were the first councils to have cooperatively prepared a 'combined' district plan under the RMA. The operative Combined District Plan was notified in 2004 and became operative (with full legal effect) in 2011.

The operative Combined District Plan has been subject to 11 Plan Changes that have been undertaken since its operative date. These plan changes have been of two types:

- 1) Addressing matters identified in appeals on the Operative District Plan; and
- 2) Rezoning land for urban development.

The Councils agreed to commence a review of the Operative District Plan in 2020, and a Joint Committee was formed later that year to lead the review and prepare a new District Plan. The Committee comprises two councillors or representatives from each of the three Councils, representatives from Ngāti Kahungunu ki Wairarapa and Rangitāne o Wairarapa, and an independent chairperson. An advisory group of expert planners, including planners from each of the three Councils, was formed to support the Joint Committee and prepare the new plan.

In 2020, the government announced a reform of the resource management system, which includes reforming the RMA. At that time, the government signalled the reform would have significant impacts on the resource management and planning framework, including replacing the RMA with three new enactments.

Being cognisant that the life of the reviewed Combined District Plan may be limited given the regulatory framework changes, the Joint Committee made the decision to reduce the scope of the review from a 'full' review to a 'partial' review on the basis that it would:

- Reduce cost and time associated with a full review;
- Enable the review to target broad key issues facing the districts while retaining sections of the plan where issues are effectively managed;
- Ensure national direction can be given effect to; and
- Likely influence any future 'Combined Plan' for the wider Wellington Region.

The decision to reduce the scope of the review was made by the Joint Committee on 11 November 2020.

In defining the scope of the partial review, consideration was given to ensuring the following three factors were provided for:

- 1) Efficiency and effectiveness of the provisions in managing key issues facing the districts;
- 2) Alignment with other strategies and plans; and
- 3) Ensuring that national and regional direction is given effect to/consistent with.

As a result, some chapters of the Operative District Plan have been subject to a full review. Other chapters have been partially reviewed, where the review targets only those matters identified in the early scoping stage of the process. Other chapters have been subject to a narrow review, where very minor changes are required, e.g. to give effect to the National Planning Standards.

The Advisory Group has assessed the effectiveness and efficiency of each chapter or topic in the Operative District Plan and identified key issues. These findings, along with early stakeholder engagement and technical assessments, where required, and new national and regional direction, have informed the development of the new District Plan.

### **Draft District Plan**

In October 2022 the Councils released to the public a non-statutory Draft District Plan for community consultation for a 7 week period, with written feedback closing in early December. Because of the scale and significance of the District Plan, the Councils chose to consult on a complete draft of the new District Plan. This consultation enabled the community to see the extent of the changes proposed to the District Plan.

The Draft District Plan was made publicly available through a dedicated website ([www.wairaraplan.co.nz](http://www.wairaraplan.co.nz)) with links from the Councils' websites. Summary consultation material was also produced and guidance provided on how to give feedback. The Draft District Plan was advertised through local community newspapers, radio and the Councils' social media.

Approximately 200 submissions were received on the Draft District Plan from individuals, community groups, businesses and government entities. The Joint Committee has considered all written feedback received from the public, and they have taken this into account as part of the development of the Proposed District Plan. The Section 32 Evaluation Reports attached to this report contain a summary of the feedback received on each topic and the Councils' response (see Attachment 2). In the next section of this report is an overall summary of the feedback received and, where appropriate, how the Proposed District Plan was amended in response to this feedback.

## **Resource Management Reform**

As noted earlier, the Councils have been cognisant of the resource management reforms throughout the review process. The government has recently passed the Natural and Built Environments Act and Spatial Planning Act. The RMA continues to be in effect as the reforms are being phased in. The Ministry for the Environment is working on a 10 year transition plan for the new resource management system. This means that the reform and new legislation does not delay notification of the Proposed District Plan.

## **Analysis and Advice**

The Proposed District Plan is the updated version of the Draft District Plan. The following analysis and advice focuses on how tangata whenua participation and community engagement has informed the development of the Proposed District Plan and, in particular, how the Proposed District Plan has changed in response to feedback received on the draft.

## **Tangata Whenua Participation in the Development of the Proposed District Plan**

Preparation of the Proposed District Plan included engagement with tangata whenua through the iwi authorities of Rangitāne o Wairarapa and Ngāti Kahungūnu ki Wairarapa. This engagement is described further in the Section 32 Evaluation Reports.

Engagement with tangata whenua on the review of the Operative District Plan and preparation of the Proposed District Plan began in early 2021. This initial engagement involved identifying and discussing key issues of concern and interest to tangata whenua to facilitate further discussion and participation. Of particular interest to tangata whenua with the District Plan was enabling papakāinga and development opportunities on Māori land, and protection of sites and areas of significance to Māori.

## **Māori Purpose Zone**

The need for the District Plan to better provide for the development of papakāinga and the use and development of Māori land was raised by tangata whenua in initial engagement. The Māori Purpose Zone chapter and papakāinga provisions result from engagement with tangata whenua over the last two years. Hui were held with representatives of iwi authorities, Marae, urupa, Māori land trusts and other entities to review and refine the provisions. The Māori Purpose Zone and papakāinga provisions reflect tangata whenua aspirations for the use and development of ancestral land.

## **Sites and Areas of Significance to Māori**

Also raised by tangata whenua in initial engagement was better identification and protection of sites and areas of significance to Māori. In particular, the absence of identification and protection of sites and areas of significance to Māori in the South Wairarapa District in the Operative District Plan was highlighted. Research was commissioned to identify significant sites and areas in the South Wairarapa District and re-map existing significant sites and areas in the Masterton and Carterton Districts. This research drew on existing information and focused on coastal areas and the lower valley where there is the highest concentration of significant sites and areas.

Following this research, the Draft District Plan provisions for sites and areas of significance to Māori were reviewed. This review focused on providing for the ongoing use and development of land while protecting the values of significant sites and areas. Consultation with property owners of significant sites and areas in the South Wairarapa District resulted in refinements to the mapped extent of some significant sites and areas as well as changes to the Proposed District Plan provisions to provide greater clarity on the rules to enable the ongoing use and development of land.

## **Rural subdivision**

The issue which received the most feedback on the Draft District Plan related to rural subdivision. Overall, community views on the proposed approach to rural subdivision were mixed between feedback in support and opposition. Those in support highlighted the protection of productive capacity and preventing incompatibility with primary production activities in rural areas. Those in opposition raised concerns relating to limitation on subdividing to provide for rural living opportunities and supporting rural communities. The consideration given to this feedback is detailed in the Rural Zone Section 32 Evaluation Report. Overall, the Councils consider the proposed approach to rural subdivision is the most appropriate way to balance providing rural living opportunities and protecting productive capacity. Since the Draft District Plan was prepared, the National Policy Statement for Highly Productive Land has come into effect, which the Councils have considered for the rural subdivision provisions in the Proposed District Plan.

Given the significant change in policy direction and rules for rural subdivision between the Operative District Plan and Proposed District Plan, the Councils identified a risk of a 'gold-rush' of applications between public notification of the Proposed District Plan and decisions on submissions. This gold-rush of applications, particularly for controlled activity subdivisions under the Operative District Plan, would undermine the policy direction and outcomes sought for the rural environment. The Councils applied to the Environment Court for an order for the rural subdivision rules to have immediate legal effect on public notification of the Proposed District Plan. This order has been granted by the Environment Court (refer Attachment 3).

## **Strategic direction**

The Draft District Plan contained a new Strategic Direction chapter setting out the priorities for the districts. This chapter set out objectives for key topics for the districts – climate change and resilience, historic and cultural heritage, natural environment, rural environment, tangata whenua and urban form and development. Feedback on this chapter was generally supportive. There were

requests for specific recognition of infrastructure in the Strategic Direction chapter and an objective and section on Infrastructure has been added in response.

## **Growth and urban development**

The Draft District Plan provided for growth and urban development by:

- Providing new urban growth areas for residential and commercial use.
- Enabling higher residential densities near central urban areas.
- Rezoning some low-density residential areas to allow for infill subdivision.
- Revising development standards such as building setbacks to achieve a balance between allowing for increased density of housing while providing for residential amenity.
- Signalling and protecting areas for future urban development that have been identified by strategic growth documents but are not yet ready for rezoning.

Feedback on these changes was generally supportive. However, concerns were expressed about potential for poor quality development and effects on infrastructure. In response, a residential design guide has been included in the Proposed District Plan and refined standards for infrastructure, including revised financial contributions for subdivision and land use development.

## **Natural hazards and resilience**

The Draft District Plan contained a new risk-based approach to managing natural hazards. This approach was based on updated technical assessments that had been undertaken to inform the District Plan review, including updated hazard maps on the extent of previously known and newly identified faults across the Wairarapa, and the extent of possible liquefaction susceptibility.

In response to feedback on this risk-based approach, a revised approach has been adopted for fault hazards which simplifies the rules and requires an assessment for any new buildings for habitable use.

The Draft District Plan did not contain flood hazards as that information was still being developed. The Proposed District Plan contains the latest flood hazard maps prepared by Greater Wellington Regional Council. These maps are based on detailed modelling where available through their flood management planning processes. For areas where detailed modelling is not available, the Regional Exposure Modelling has been used.

## **Historic heritage**

As part of the Draft District Plan consultation, nominations were sought for heritage items and notable trees. The Councils commissioned an expert assessment of these nominations, as well as undertaking consultation with property owners. In response to these nominations, a number of heritage items and notable trees have been added to the schedules in the Proposed District Plan.

In addition, the Draft District Plan rolled over most of the scheduled heritage items in the Operative District Plan. The Draft District Plan proposed the deletion from the heritage schedule in the plan some heritage buildings and items that have been removed or are significantly degraded, and of trees that have been removed. Feedback on the Draft District Plan questioned the appropriateness

of deleting these items. As these items or trees no longer exist or are in degraded condition, the Councils consider it is appropriate they are removed from the schedules.

## Designations

Any Government Agency or other requiring authority can request new designations or alter or rollover existing designations for public works in the District Plan as part of the Proposed District Plan process. These requests have been received and details are included in the Designations chapter of the Proposed District Plan. These new, altered or rollover designations will be considered as part of the public notification process for the Proposed District Plan.

## Public notification of the Proposed District Plan

Public notification of the Proposed District Plan is subject to the requirements in Schedule 1 of the RMA. As described below, public notification of the Proposed District Plan initiates a statutory consultation and decision making process comprised of several steps:

Step	Timeframe
<p><b>Step 1: Public submissions</b></p> <p>Once the Proposed District Plan is notified, the public may make submissions on the Proposed District Plan under clause 6 of Schedule 1 of the RMA.</p>	Closing date for submissions must be at least 40 working days after public notification.
<p><b>Step 2: Summary of submissions</b></p> <p>Following the closing date for submissions, Council must summarise the submissions and the decisions requested by submitters, and then publicly notify the summary.</p>	No statutory timeframe. The amount of time required will vary depending on the quantity and complexity of submissions.
<p><b>Step 3: Further submissions</b></p> <p>Some people or groups (including Council) can make further submissions on the Proposed District Plan.</p>	No more than 10 working days after public notification of summary of submissions.
<p><b>Step 4: Hearings by Hearing Panel/Joint Committee</b></p> <p>Following any pre-hearing dispute resolution that may occur, the Hearing Panel/Joint Committee conducts hearings of submitters who wish to be heard.</p>	No statutory timeframe, except that the panel must give at least 10 working days' notice of the place and time of the hearing.
<p><b>Step 5: Decisions on submissions.</b></p> <p>The Joint Committee makes decisions on submissions, including amending the Proposed District Plan in response to submissions. Councils publicly notify the decisions to all submitters.</p>	Decisions on submissions must be publicly notified no more than two years after public notification of the Proposed District Plan.
<p><b>Step 6: Appeals to Environment Court</b></p> <p>Submitters can appeal decisions to the Environment Court.</p>	No statutory timeframe.
<p><b>Step 7: Proposed District Plan becomes operative</b></p> <p>Once all appeals have been resolved, then the Proposed District Plan becomes fully operative.</p>	No statutory timeframe.

A key decision for the Joint Committee is the time for submissions under Step 1. The minimum statutory timeframe for submissions is 40 working days, however it can be extended to a greater

amount of time, at the Committee's discretion. If the Proposed District Plan is notified on 11<sup>th</sup> October, 40 working days later is 7<sup>th</sup> December.

It is recommended that the Committee provide a slightly longer submission period for the following reasons:

- Additional time provides the community with the opportunity to better understand the Proposed District Plan and prepare submissions;
- There are new provisions or information in the Proposed District Plan that were not contained in the Draft District Plan (flood hazard maps, financial contributions);
- Extended submission time would have limited impact on the overall timeframe for hearing and making decisions on submissions.

It is recommended submissions close on 19<sup>th</sup> December, the day before the statutory period for working days end in a calendar year under the RMA.

The publicity required for a Proposed District Plan notified under Schedule 1 of the RMA is outlined under clause 5 of that Schedule. Because of the scale and significance of the Proposed District Plan, it is proposed to do more publicity than required by legislation. Below is a summary of the proposed publicity:

- Send a copy of the public notice to all ratepayers in the districts (statutory requirement);
- Send a copy of the Proposed District Plan to relevant Ministers, adjoining territorial authorities and Regional Council, and iwi authorities (statutory requirement);
- Make the Proposed District Plan available at libraries and other places (e.g. service centres) (statutory requirement);
- Make the Proposed District Plan available on an internet site (statutory requirement);
- Summary flyer and advertisements in local community newspapers highlighting key topics and changes in the Proposed District Plan;
- Letter to property owners where a schedule in the Proposed District Plan contains a new item or feature located on their property;
- Letter to property owners likely to be directly affected by a notice of requirement or a modification of a designation (statutory requirement);
- Email newsletter to all subscribers to the Wairarapa Combined District Plan Review mailing list;
- Hold community drop-in sessions for the public to ask questions and find out more about the Proposed District Plan;
- Social media on the Councils' channels;
- Dedicated [Wairarapa District Plan](#) website where all information about the Proposed District Plan can be accessed. Includes an ability to make online submissions.

## Rules with Immediate Legal Effect

When the Proposed Plan is publicly notified, some rules will take immediate legal effect in accordance with Section 86B of the Resource Management Act 1991 (RMA). The rules that will take immediate legal effect relate to the following matters:

- protects or relates to water, air, or soil (for soil conservation); or
- protects areas of significant indigenous vegetation; or
- protects areas of significant habitats of indigenous fauna; or
- protects historic heritage.

The Councils have the ability to resolve that rules relating to the above matters only have legal effect once the proposed plan becomes operative. As these rules relate to matters of national importance under section 6 of the RMA, it is not considered appropriate that they do not take immediate legal effect.

In addition to the above matters, other rules in the Proposed District Plan can have immediate legal effect if ordered by the Environment Court. As noted earlier in this report, the Councils applied for and the Environment Court has granted an order for the rural subdivision and associated land use rules to have immediate legal effect on notification of the Proposed District Plan.

All rules that have immediate legal effect are specifically identified in the Proposed District Plan.

## Options Considered

A summary of the options considered is included in the table below.

Option		Advantages	Disadvantages
1	Adopt the Proposed Wairarapa Combined District Plan for public notification	<ul style="list-style-type: none"> <li>• Enables the community to submit on all aspects of the Proposed District Plan</li> <li>• Allows the Proposed District Plan to commence the statutory process. Submissions will be followed by further submissions, hearings and decisions</li> </ul>	<ul style="list-style-type: none"> <li>• No disadvantages identified.</li> </ul>
2	Do not adopt the Proposed Wairarapa Combined District Plan for public notification	No advantages identified	<ul style="list-style-type: none"> <li>• Delay in presenting the Proposed District Plan and receiving submissions</li> <li>• Delay in notification could create issues if people try and take advantage of the Operative District Plan before certain provisions in the Proposed District Plan take legal effect</li> </ul>

			<ul style="list-style-type: none"> <li>Community expectations that the Proposed District Plan will be notified. These expectations will not be met if public notification does not proceed.</li> </ul>
--	--	--	--

## Recommended Option

Option 1 is recommended. This option ensures there is the opportunity for the community to provide feedback and for the Councils to consider this feedback through the statutory process.

## Summary of Considerations

### Strategic, Policy and Legislative Implications

The District Plan Review is a statutory requirement and the RMA requires that the District Plan is reviewed every 10 years.

The Proposed District Plan broadly supports the objectives of Masterton District Council’s Parks & Open Space Strategy, Climate Action Plan, He Hiringa Tangata, He Hiringa Whenua, and the South Wairarapa Spatial Plan. It also supports the objectives of the Wairarapa Economic Development Strategy, and GWRC’s Regional Policy Statement and Natural Resources Plan.

### Significance, Engagement and Consultation

Developing the Proposed District Plan has been assessed as significant under the Councils’ Significance and Engagement Policies. Notwithstanding this, it is noted that the Masterton and Carterton District Council Significance & Engagement Policies do not apply to decision making prescribed by the RMA. As outlined in the summary of the public notification and communication methods described earlier in this report, the plan will be publicly notified, submissions received, and a hearing process undertaken in accordance with the requirements of the RMA. As the first step in this process, following notification of the Proposed District Plan, if the Joint Committee agree, the community will be invited to make submissions on the Plan from 11 October through to 19 December 2023.

### Communications/Engagement

The public notification and communication methods are described earlier in this report.

### Financial Considerations

Public notification of the Proposed District Plan involves staff time in preparing the publicity material, responding to enquiries and hosting the drop-in sessions. Other costs include promotion of the submission period and how the community can make submissions on the Proposed District Plan. In addition, public notification commences the statutory process for the Proposed District Plan. Funding for the Proposed District Plan phase is budgeted for in the Councils’ Long Term Plans as part of the District Plan Review. Depending on the quantity and complexity of submissions received, this budget may need to be reviewed.

## **Implications for Māori**

The District Plan Review and Proposed District Plan have been developed working collaboratively with representatives from Rangitāne o Wairarapa and Ngāti Kahungūnu ki Wairarapa. This includes hui to understand what needs to change in the District Plan and how the provisions can better integrate consideration of mana whenua values.

This supports the Councils' statutory obligations in relation to Te Tiriti o Waitangi and the Resource Management Act 1991.

The Councils will continue to work collaboratively with mana whenua throughout the District Plan Review process.

## **Environmental/Climate Change Impact and Considerations**

The Proposed District Plan recognises climate change in its strategic objectives, and plan provisions have been developed in a way that seeks to reduce the impacts of climate change and the effects of activities on climate change.

## **Next Steps**

The Proposed District Plan will be publicly notified for submissions on 11 October 2023. The submission period is recommended to close on 19 December 2023. Following closing of submissions, Council officers will prepare a summary of submissions which will be publicly notified for further submissions. Following the further submission period, hearings will be held and then decisions notified on submissions.

## Attachment 1 - Proposed Wairarapa Combined District Plan

Planning Maps are accessed on the GIS viewer linked below.

<https://wairarapa.maps.arcgis.com/apps/webappviewer/index.html?id=dbe50e1d19ff4f4c91b7ff4598576fba>

### Contents

<b>Part 1</b>	<b>Introduction and General Provisions</b>	<b>Page</b>
<b>Introduction</b>	Mihi Foreword Contents Purpose Description of the District	21
<b>How the Plan Works</b>	Statutory context General approach Cross boundary matters Relationships between spatial layers	28
<b>Interpretation</b>	Definitions Abbreviations	40
<b>National Direction Instruments</b>	National policy statements and New Zealand Coastal Policy Statement National Environmental Standards Regulations Water conservation orders	71
<b>Tangata Whenua</b>	Tangata Whenua	74
<b>Part 2</b>	<b>District Wide Matters</b>	
<b>Strategic Direction</b>	CCR – Climate Change and Resilience HC – Historic and Cultural Heritage NE – Natural Environment RE – Rural Environment TW – Tangata Whenua UFD – Urban Form and Development INF - Infrastructure	87

<b>Energy, Infrastructure and Transport</b>	ENG – Energy NU – Network Utilities TR – Transport	94
<b>Hazards and Risks</b>	CL – Contaminated Land HAZ – Hazardous Substances NH – Natural Hazards	179
<b>Historical and Cultural Values</b>	HH – Historic Heritage TREE – Notable Trees SASM – Sites and Areas of Significance to Māori	194
<b>Natural Environment Values</b>	ECO – Ecosystems and Indigenous Biodiversity NATC – Natural Character NFL – Natural Features and Landscapes PA – Public Access	220
<b>Subdivision</b>	SUB – Subdivision FC - Financial Contributions	247
<b>General District Wide Matters</b>	ASW – Activities on the Surface of Water CE – Coastal Environment LIGHT – Light NOISE – Noise SIGN – Signs TEMP – Temporary Activities	301
<b>Part 3</b>	<b>Area Specific Matters</b>	
<b>Residential Zones</b>	GRZ – General Residential Zone SETZ – Settlement Zone	376
<b>Rural Zones</b>	GRUZ – General Rural Zone RLZ – Rural Lifestyle Zone	454
<b>Commercial and Mixed Use Zones</b>	NCZ – Neighbourhood Centre Zone MUZ – Mixed Use Zone TCZ – Town Centre Zone	487
<b>Industrial Zones</b>	GIZ – General Industrial Zone	544

<b>Open Space and Recreation Zones</b>	NOSZ – Natural Open Space Zone OSZ – Open Space Zone SARZ – Sport and Active Recreation Zone	560
<b>Special Purpose Zones</b>	FUZ – Future Urban Zone MPZ – Māori Purpose Zone	598
<b>Designations</b>	Carterton District Masterton District South Wairarapa District	634
<b>Part 4</b>	<b>Appendices and Schedules</b>	
<b>Appendices</b>	APP1 - Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Statutory Acknowledgement APP2 - Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Statutory Acknowledgement APP3 - Centres Design Guide APP4 - Residential Design Guide APP5 - Industrial Design Guide APP6 - Relocatable Buildings Bond Template	792
<b>Schedules</b>	SCHED1 – Schedule of Heritage Buildings and Items SCHED2 – Schedule of Heritage Precincts SCHED3 – Schedule of Notable Trees SCHED4 – Schedule of Sites and Areas of Significance to Māori SCHED5 – Schedule of Significant Natural Areas SCHED6 – Schedule of Recommended Areas for Protection SCHED7 – Schedule of Outstanding Natural Landscapes and Features SCHED8 – Schedule of Significant Amenity Landscapes SCHED9 – Schedule of Outstanding Natural Character Areas SCHED10 – Schedule of Very High and High Natural Character Areas SCHED11 – Schedule of Significant Waterbodies	899

## Introduction

### Mihi

Korihi pō, korihi ao

Hei turia ki te matahau no tū

Tū te winiwini

Tū te wanawana

Tū te wehiwehi

Tū Hikitia, tū hapainga

Tū whakaputa kite whaiao

Ki te Ao Marama

Haumi ē Hui ē Taiki ē

The night sings, the day sings

Let us stand tall in the face of adversity

Stand with strength

Stand with power

Stand with Awe

To be uplifted and exhailed

As we face the challenges ahead together

Bonded by life

(Credit to Rangitane o Wairarapa - Iti Kahurangi - Author Joseph Potangaroa)

## Foreword

The attractions of Wairarapa for new residents, business, and visitors are no longer a secret to anyone.

As a region, we are growing fast, and this Wairarapa Combined District Plan follows reviews and public consultation to answer the question of how should we grow?

The District Plan sets out rules for land use and subdivision in Wairarapa, balancing the need for growth with desired environmental outcomes.

It covers key subjects for our region (from rural subdivision and urban growth and housing to heritage sites) and the goals of tangata whenua. It looks at natural hazards as well as climate change and resilience and considers the need for both infrastructure and open spaces and reserves, industrial areas, and rules about land, noise, and light.

It provides a framework within which Wairarapa can continue to be an attractive, vibrant place in which to live and do business.

The review of the District Plan was managed by a Joint Committee from the three Wairarapa Councils and iwi.

We commend them for their availability and work in developing this plan.

Gary Caffell

Mayor of Masterton

The Hon Ron Mark

Mayor of Carterton

Martin Connelly

Mayor of South Wairarapa

## Contents

<b>Part 1</b>	<b>Introduction and General Provisions</b>
<b>Introduction</b>	<p>Mihi</p> <p>Foreword</p> <p>Contents</p> <p>Purpose</p> <p>Description of the District</p>
<b>How the Plan Works</b>	<p>Statutory context</p> <p>General approach</p> <p>Cross boundary matters</p> <p>Relationships between spatial layers</p>
<b>Interpretation</b>	<p>Definitions</p> <p>Abbreviations</p>
<b>National Direction Instruments</b>	<p>National policy statements and New Zealand Coastal Policy Statement</p> <p>National Environmental Standards</p> <p>Regulations</p> <p>Water conservation orders</p>
<b>Tangata Whenua</b>	Tangata Whenua
<b>Part 2</b>	<b>District Wide Matters</b>
<b>Strategic Direction</b>	<p>CCR – Climate Change and Resilience</p> <p>HC – Historic and Cultural Heritage</p> <p>NE – Natural Environment</p> <p>RE – Rural Environment</p> <p>TW – Tangata Whenua</p> <p>UFD – Urban Form and Development</p> <p>INF - Infrastructure</p>
<b>Energy, Infrastructure and Transport</b>	<p>ENG – Energy</p> <p>NU – Network Utilities</p> <p>TR – Transport</p>

<b>Hazards and Risks</b>	CL – Contaminated Land HAZ – Hazardous Substances NH – Natural Hazards
<b>Historical and Cultural Values</b>	HH – Historic Heritage TREE – Notable Trees SASM – Sites and Areas of Significance to Māori
<b>Natural Environment Values</b>	ECO – Ecosystems and Indigenous Biodiversity NATC – Natural Character NFL – Natural Features and Landscapes PA – Public Access
<b>Subdivision</b>	SUB – Subdivision FC - Financial Contributions
<b>General District Wide Matters</b>	ASW – Activities on the Surface of Water CE – Coastal Environment LIGHT – Light NOISE – Noise SIGN – Signs TEMP – Temporary Activities
<b>Part 3</b>	<b>Area Specific Matters</b>
<b>Residential Zones</b>	GRZ – General Residential Zone SETZ – Settlement Zone
<b>Rural Zones</b>	GRUZ – General Rural Zone RLZ – Rural Lifestyle Zone
<b>Commercial and Mixed Use Zones</b>	NCZ – Neighbourhood Centre Zone MUZ – Mixed Use Zone TCZ – Town Centre Zone
<b>Industrial Zones</b>	GIZ – General Industrial Zone
<b>Open Space and Recreation Zones</b>	NOSZ – Natural Open Space Zone OSZ – Open Space Zone SARZ – Sport and Active Recreation Zone

<b>Special Purpose Zones</b>	FUZ – Future Urban Zone MPZ – Māori Purpose Zone
<b>Designations</b>	Carterton District Masterton District South Wairarapa District
<b>Part 4</b>	<b>Appendices and Schedules</b>
<b>Appendices</b>	APP1 - Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Statutory Acknowledgement APP2 - Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Statutory Acknowledgement APP3 - Centres Design Guide APP4 - Residential Design Guide APP5 - Industrial Design Guide APP6 - Relocatable Buildings Bond Template
<b>Schedules</b>	SCHEd1 – Schedule of Heritage Buildings and Items SCHEd2 – Schedule of Heritage Precincts SCHEd3 – Schedule of Notable Trees SCHEd4 – Schedule of Sites and Areas of Significance to Māori SCHEd5 – Schedule of Significant Natural Areas SCHEd6 – Schedule of Recommended Areas for Protection SCHEd7 – Schedule of Outstanding Natural Landscapes and Features SCHEd8 – Schedule of Significant Amenity Landscapes SCHEd9 – Schedule of Outstanding Natural Character Areas SCHEd10 – Schedule of Very High and High Natural Character Areas SCHEd11 – Schedule of Significant Waterbodies

## **Purpose**

The Wairarapa Combined District Plan is prepared under the Resource Management Act 1991 (RMA) and sets out the objectives, policies, and rules adopted by Masterton, Carterton, and South Wairarapa District Councils to promote the sustainable management of the natural and physical resources of their territories. The District Plan is a statutory document that is legally enforceable and which the councils are required to prepare in accordance with Section 73 of the RMA. The purpose, function, and contents of the District Plan are directed towards achieving the purpose of the RMA (under Section 5), which is 'to promote the sustainable management of natural and physical resources'.

The Masterton, Carterton, and South Wairarapa District Councils have chosen to prepare a combined District Plan so that consistent policies and methods will be used to address the Wairarapa's significant resource management and cross boundary issues.

## Description of the District

The Wairarapa covers a land area of over 500,000 hectares and has a population of over 45,000 (2018 census). It is a predominantly rural area, with a range of pastoral, horticultural, and forestry land uses. A number of towns service the area, including Masterton, Carterton, Greytown, Martinborough, and Featherston, as well as numerous smaller rural and coastal settlements. The area is bounded by the Pacific Ocean to the south and east, the Tararua and Remutaka Ranges to the west, and hill country to the north. Numerous significant and unique natural and physical resources enable the community to provide for its economic, social, and cultural wellbeing.

The Wairarapa has a long distinctive coastline, a substantial lake, rivers, streams, and numerous wetlands. At a broad level, the characteristic natural features include mountain ranges, undulating hill country, broad plains, rocky headlands, and sand dune coastlines. Lake Wairarapa and its adjacent wetlands form the largest wetland complex in the lower North Island and are considered to be the central natural feature and taonga of the Wairarapa. Other specific examples of outstanding features include the Tararua and Remutaka Ranges, Castlepoint, The Pinnacles, Waingawa Faulted Terraces, and the Uriti Point Dunefields.

The Wairarapa has strong inter-regional transport connections, with a commuter rail service to Wellington and State Highway 2 running through Masterton, Carterton, Greytown, and Featherston. State Highway 53 connects Martinborough and Featherston.

The area is experiencing steady population growth, an aging population, a decrease in household size, and strong demand for housing. Population growth in some parts of the Wairarapa is putting existing infrastructure under pressure and generating demand for urban expansion. Increasing recreational and tourism development is also placing pressure on the natural and physical resources of the area such as the coast, lakes, rivers, and natural areas.

There are two iwi in the Wairarapa, Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa, as explained in the Tangata Whenua chapter.

## How the Plan Works

### Statutory context

The Councils must have a district plan at all times (Section 73 of the RMA). The key provisions of the RMA are contained in Part 2 (sections 5, 6, 7 and 8) and sections 31, 72, 73, 74 and 75. Section 5 sets out the overriding purpose of the RMA, which is to promote the sustainable management of natural and physical resources. Section 6 identifies the matters of national importance, Section 7 lists other matters for consideration, and Section 8 requires all persons exercising functions and powers under the RMA to take into account the principles of Te Tiriti o Waitangi / the Treaty of Waitangi.

Sections 74 and 75 list matters the District Council must consider in preparing a district plan, including what it must give effect to.

### Relationship with relevant RMA planning and other documents

The District Plan sits within a hierarchy under the RMA, which gives national, regional, and district level direction through policy and planning documents. National planning documents are outlined in the National Direction Instruments chapter. Key regional, local, and other documents and Councils' obligations in respect of them are set out below.

Document(s)	Purpose	Relationship with District Plan as directed by the RMA
<b>RMA planning documents</b>		
Regional Policy Statement for the Wellington Region	Sets out the framework and priorities for resource management in the Wellington region as required by the RMA.	District Plans must give effect to any regional policy statement (section 75(3)(c) of the Act), and have regard to any proposed regional policy statement (section 74(2)(a) of the Act).
Wellington Natural Resources Plan	The purpose of a regional plan is to assist a regional council to carry out its functions in order to achieve the sustainable management purpose of the RMA.	District Plans must not be inconsistent with a regional plan for any matter specified in section 30(1) of the Act (section 75(4)(b) of the Act), and shall have regard to any proposed regional plan in regard to any matter of regional significance or for which the regional council has primary responsibility for

Document(s)	Purpose	Relationship with District Plan as directed by the RMA
<b>RMA planning documents</b>		
		under Part 4 of the Act (section 74(2)(a)(ii) of the Act).
<b>Other documents</b>		
Conservation Management Strategy and Conservation Management Plans	These documents are prepared under the Conservation Act 1987 and apply to natural and historic resources managed by the Department of Conservation.	District Plans must be prepared having regard to these plans, to the extent that their content has a bearing on resource management issues of the district (section 74(2)(b)(i) of the Act).
Reserve Management Plans	Within the district there are a number of reserves administered under the Reserves Act 1977. Under this Act, the councils prepare reserve management plans which manage use of the reserves.	District Plans must be prepared having regard to these plans, to the extent that their content has a bearing on resource management issues of the district (section 74(2)(b)(i) of the Act).
New Zealand Heritage List Rārangī Kōrero	The New Zealand Heritage List Rārangī Kōrero is required by the Heritage New Zealand Pouhere Taonga Act 2014. It lists buildings, places, and sites that are of social or outstanding historical or cultural significance or value and is administered by Heritage New Zealand Pouhere Taonga.	The District Plan must be prepared having regard to this list, to the extent that its content has a bearing on resource management issues of the District (section 74(2)(b)(iia) of the RMA).
Long-Term Plan and Annual Plan	Prepared under the Local Government Act 2002 to establish community outcomes in terms of social, cultural, economic, and environmental matters, and identify budget priorities and programmes.	District Plans must be prepared having regard to these plans, to the extent that their content has a bearing on resource management issues of the District (section 74(2)(b)(i) of the Act).

Document(s)	Purpose	Relationship with District Plan as directed by the RMA
<b>RMA planning documents</b>		
Carterton Urban Growth Strategy  South Wairarapa Spatial Plan	Prepared to help inform a planned approach for directing how and where to accommodate expected future growth.	District Plans must be prepared having regard to these plans, to the extent that their content has a bearing on resource management issues of the District (section 74(2)(b)(i) of the Act).
Iwi Management Plans	These plans are developed and approved by Iwi to address matters of resource management activity of significance within their respective rohe. The plans can contain information relating to specific cultural values, historical accounts, descriptions of areas of interest, and consultation and engagement protocols for resource consents and plan changes.	District Plans must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the District (section 74(2A) of the Act).
Statutory Acknowledgements	A treaty settlement is an agreement between the Crown and a Māori claimant group to settle all of that claimant group's historical claims against the Crown. The deed of settlement includes statutory acknowledgements, which are a formal acknowledgement by the Crown that recognise the particular cultural, spiritual, historical, and traditional association of iwi or hapū with a site of significance or resource identified as a statutory acknowledgement area.	Procedural requirements of treaty settlements impact upon resource management processes concerning identified statutory acknowledgement areas. The requirements for the Council, in summary, are to: <ul style="list-style-type: none"> <li>• have regard to a statutory acknowledgement when determining affected parties in relation to resource consent applications; and</li> <li>• record all relevant Statutory</li> </ul>

Document(s)	Purpose	Relationship with District Plan as directed by the RMA
<b>RMA planning documents</b>		
		<p>Acknowledgements in the District Plan.</p> <p>The governance entity and any member of the Iwi can also cite the statutory acknowledgements as evidence of the association of the Iwi with the relevant statutory area.</p>

### **The Treaty of Waitangi (Te Tiriti o Waitangi) and the Resource Management Act**

There are two iwi in the Wairarapa, Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa. Section 6 of the Resource Management Act 1991 requires that the relationship of Maori, their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga be recognised and provided for as a matter of national importance. In addition, Section 7 requires that particular regard be given to kaitiakitanga when managing the use, development, and protection of natural and physical resources. The Councils have a duty under Section 8 of the RMA to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). The principles are not explicitly defined in the RMA and will vary depending upon the special needs of the iwi within each district. Recognising and accepting that there are different conceptions of resource allocation between Tangata Whenua and the Councils is an important resource management issue. Consultation between parties will provide the basis for achieving a greater empathy between Tangata Whenua and the Councils.

The Tangata Whenua chapter outlines the relationship between Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa and the District Plan, outlines the Treaty Settlements and APP1 and APP2 identify Statutory Acknowledgements.

## General Approach

### Parts of the District Plan

This District Plan has been prepared to give effect to the National Planning Standards 2019 that set out the required structure, format, spatial layers, and mapping requirements for a district plan. The District Plan should be read in full. It contains the following parts:

#### Part 1 Introduction and General Provisions

This part of the District Plan contains the chapters that explain the District Plan's context, how it works, and information on how to interpret the District Plan.

#### Part 2 District Wide Matters

This part of the District Plan is in two parts – Strategic Directions and District-Wide Matters:

- a) Strategic Direction – the strategic objectives set the direction for the District Plan to guide decision making at a strategic level. All other objectives and policies in the District Plan should be read and achieved in a manner consistent with the strategic objectives.
- b) District Wide Matters – these are provisions that apply district-wide. They include overlays that relate to parts of the district. Overlays are specific areas that have distinctive value, risk, or other factors that might require management, and these are identified spatially. The other district-wide matters apply generally across the district and are not separately covered in the Part 3 Area Specific Matters.

#### Part 3 Area Specific Matters

This part of the District Plan is in two parts – Zones and Designations:

- a) Zones – A zone spatially identifies and manages an area with common qualities and characteristics and/or where particular environmental outcomes are sought. The entire district is zoned and all land is identified as part of a 'zone' on the planning maps, with rules which manage activities in that particular zone. The zones generally seek to enable similar, compatible activities, or effects to be located in appropriate areas together, while managing those that are incompatible. These zone chapters do not contain rules and standards that apply generally across the districts – these are in Part 2. Some of the zones contain Structure Plans to manage particular areas of future development.
- b) Designations – This part contains the designations that have been included in the District Plan under section 168, section 168A, or clause 4 of Schedule 1 of the RMA. Designations authorise the use of land by requiring authorities for a particular project or public work. The District Plan rules do not apply to a public work, project, or work undertaken by a requiring authority that is in accordance with the designation. However, if the designated land is used for a purpose other than the designated purpose, then the provisions of the District Plan do apply. Other people may not,

without the prior written consent of the requiring authority, do anything in relation to the designated land that would prevent or hinder the public work, project, or work.

## Part 4 Appendices and Schedules

The appendices contain appendices not located within the relevant chapter.

The schedules contain technical information and data, such as schedules of specific areas and features.

## Planning Maps

Electronic planning maps spatially define zones, areas, overlays, and features referred to within the District Plan chapters.

The zoning applying to river parcels, roads, and railway corridor is the same zone as the land nearest to each point in the river parcel, road, and railway corridor. Where the zone is different either side of the river parcel, road, or railway corridor, then the boundary between the zones is the centreline of the river parcel, road, or railway corridor.

## **Format of the sections**

Each of the sections in Parts 2 and 3 follows the same format:

1. Introduction
2. Objectives
3. Policies
4. Rules (if any)
5. Standards (if any)

The introduction provides an overview of the topic covered by the section.

The objectives set out the outcome to be achieved for the topic. There may be a number of objectives that apply. Each objective has a specific number, for example TR-O1 or GRZ-O2.

The policies set out the direction to be taken to achieve the objective(s). There may be a number of policies that apply. Each policy has a specific number, for example TR-P3.

The rules have the effect of regulations and set out the activity status for different activities that may be proposed. There may be a number of rules that apply. Each rule has a specific number, for example GRZ-R4.

Rules may refer to standards that need to be complied with. There may be a number of standards that apply. Each standard has a specific number, for example GRZ-S4.

## **Determining whether a resource consent is required**

No person is allowed to undertake any activity in a manner that contravenes a rule in the District Plan or a National Environmental Standard unless the activity is:

- Expressly allowed by a resource consent;
- Is an existing use allowed by section 10, 10A, or 10B of the RMA; or

- Is an emergency work carried out in accordance with section 330 of the RMA. Notification must be sent to the local authority and a retrospective resource consent is required following the emergency work.

All of the sections in Part 3 and most of the sections in Part 2 contain a table of rules that establish the status of an activity. Rules will generally include requirements and standards that need to be met for that activity status to apply. If you do not comply with a particular rule, requirement, or standard, the activity will default to a different activity status as specified in the rule.

There may be a number of provisions that apply to an activity, building, structure, or site. Even if what you are doing is permitted under one rule, you will still need to check all relevant rules, in all chapters, that apply to what you are proposing. If a resource consent is required, it is required under each relevant rule. If what you are proposing does not comply with a number of rules in the same or different chapters, generally the resource consent applications required will be "bundled" together and assessed against the most restrictive activity status that applies.

A resource consent is a consent granted by a consent authority which allows a person to carry out a certain activity, for instance, land use activities or subdivision.

Under the RMA, activities are classified as being Permitted, Controlled, Restricted Discretionary, Discretionary, Non-complying, or Prohibited.

The activity status is a category that determines whether consent is required and what will be considered when the Council decides whether a consent application can be approved. Table 1 below explains how different activities are to be considered:

**Table 1 – Activity Status under the RMA**

<b>Activity Status</b>	<b>Resource Consent Required?</b>	<b>What Council can consider</b>
Permitted Activity	Resource Consent not required provided the activity complies with the relevant rules in the Plan, including any applicable standards	n/a
Controlled Activity	Resource Consent required and must be granted	The controlled aspects of the activity specified in the relevant rule. Conditions may be placed on the consent.
Restricted discretionary Activity	Resource Consent required and may be granted or declined	The matters to which Council has restricted its discretion as specified in the relevant rule. Conditions may be placed on consent if granted.

Activity Status	Resource Consent Required?	What Council can consider
Discretionary Activity	Resource Consent required and may be granted or declined	Any relevant matters within Council's jurisdiction. Conditions may be placed on consent if granted.
Non-complying Activity	Resource Consent required and may be granted or declined	Any relevant matters within Council's jurisdiction. Resource consent may only be granted, and conditions imposed, if: <ol style="list-style-type: none"> <li>1. the adverse effects of the activity are minor; or</li> <li>2. the activity is not contrary to the objectives and policies of the Plan.</li> </ol>
Prohibited Activity	Resource consent cannot be granted and the activity cannot occur	No application may be made for a prohibited activity and no resource consent can be granted.

## Step by step guide

The following steps will assist District Plan users to determine whether an activity is permitted or whether resource consent is required.

Step 1: Check the District Plan Maps

- a) Identify the zone that applies to your site (e.g. General Residential Zone)
- b) Identify all other notations that apply including overlays, features, designations, road hierarchy (e.g. Natural Hazards)

Step 2: Locate the relevant zone rules in Part 3

Step 3: Locate the relevant district-wide rules that apply:

- a) To the activity (e.g. Subdivision rules, Temporary Activity rules, Transport rules); and/or
- b) To any overlays or features (e.g. Notable Tree rules, Natural Hazards rules).

Step 4: Refer to the Interpretation chapter in Part 1 to clarify the meaning of specific words and phrases if necessary.

Step 5: Check if the proposed activity meets all the relevant rules and standards to determine the status of the activity, i.e., whether it is a permitted activity not requiring resource consent or whether the activity is a controlled, restricted discretionary, discretionary, or non-complying activity and therefore requires resource consent.

Step 6: Check if there are any National Environmental Standards that relate to your proposed activity.

Step 7: Refer to the Financial Contributions chapter to determine whether a contribution is required.

## **Other methods**

District Plan rules provide a regulatory response to managing resource management issues in the districts. Other methods may also be used to achieve the objectives in the District Plan, either on their own or in combination with District Plan rules. These other methods may be regulatory methods (e.g. other Resource Management Act regulation or other legislation) or non-regulatory methods. Examples of other methods include:

- Other Resource Management Act regulation, policies, and plans including national environmental standards, national policy statements, regional plans;
- Other legislation outside the Resource Management Act, e.g. The Reserves Act 1977, the Local Government Act 1974 and 2002, the Electoral Act 1993, Hazardous Substances and New Organisms Act 1996, Heritage New Zealand Pouhere Taonga Act 2014. Legislation may govern other processes and procedures or the preparation of other strategies and plans;
- Council bylaws to manage certain activities e.g. activities in public places, keeping of animals, alcohol control;
- Funding or grants to encourage certain activities or behaviours;
- Education and advocacy;
- Council projects and initiatives;
- Collaboration and partnership; and
- Financial contributions.

## Cross-boundary matters

Cross-boundary issues refer to situations where an activity takes place on or near a territorial boundary and where the effects of a particular activity impacts on the territory of an adjacent authority.

The three Wairarapa districts adjoin each other and are within the Greater Wellington Regional Council area. The Wairarapa also borders the following territorial authorities:

- Tararua District Council;
- Horowhenua District Council;
- Kapiti Coast District Council;
- Upper Hutt City Council; and
- Hutt City Council.

The boundary with the last four authorities is mostly located in the Tararua and Remutaka Ranges. As the Ranges are undeveloped and part of a Forest Park, cross-boundary issues are unlikely to be significant with these authorities. Coastal margin issues could potentially occur where the Hutt City Council and South Wairarapa District Council boundary meets Palliser Bay. Physical separation of the Tararua District and Masterton District by hill country reduces the potential for cross-boundary issues to occur.

If any cross-boundary issues do arise, local authorities need to address these issues in a co-ordinated way. In considering cross-boundary issues, the Councils will:

- Give effect to the Regional Policy Statement and any Regional Plans;
- Consult with Greater Wellington Regional Council and all neighbouring local authorities when making changes to or reviewing the District Plan;
- Make submissions, where appropriate, on resource management documents prepared by neighbouring local authorities;
- On receiving an application for a land use consent that is to be notified and where the activity may create regionally adverse environmental effects or affect a neighbouring district, notify the Greater Wellington Regional Council and/or the appropriate local authority;
- Participate in joint hearings with other local authorities where appropriate; and
- Identify opportunities, with Greater Wellington Regional Council, to transfer functions between the authorities where this will result in a more efficient, effective, and integrated approach.

## Relationships between spatial layers

The District Plan uses a range of spatial layers that are shown on the planning maps and described below.

The General Approach section explains how resource consent applications subject to multiple zones or chapters are treated. Additional details are also included in the specific chapters.

Spatial layer name	Function	Location of spatial layer provisions
Zones	A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible.	Zone chapters or sections
Overlays	<p>An overlay spatially identifies distinctive values, risks, or other factors which require management in a different manner from underlying zone provisions.</p> <p>If a proposed activity is within an overlay, but there are no overlay rules that are applicable to the activity, then the activity can be treated as a permitted activity under the overlay provisions, unless stated otherwise. Resource consent may still be required under other Part 2: District-Wide Matters chapters and/or Part 3: Area-Specific chapters.</p>	District-wide matters chapters
Precincts	A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).	Associated zone chapter or section or district wide matters chapters
Specific controls	A specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district-wide provisions that apply to that site or area (for example where verandah requirements apply, or where a different maximum height on a particular site applies).	Relevant chapters or sections

<b>Spatial layer name</b>	<b>Function</b>	<b>Location of spatial layer provisions</b>
Structure Plan Area	A structure plan area spatially identifies and manages areas where structure plans apply to determine future land use or development.	Zone chapters
Designations	Spatially identifies where a designation is included in a plan under section 168 or section 168A or clause 4 of Schedule 1 of the RMA.	Designations chapters
Heritage orders	Spatially identifies heritage orders enabled under section 189 of the RMA.	Historic Heritage chapter. There are no heritage orders in the District Plan.

## Definitions

Term	Definition
Accessory building	Has the same meaning as in the National Planning Standards (as set out below): Means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site but does not include any minor residential unit.
Accessway	Means any area or part of private land where the primary purpose is to provide access, including vehicle access, between the body of any allotment(s) or site(s) and any public road, footpath, or cycling path. Accessway includes any rights of way, private way, access lot, access leg, or private road.
Addition	Means any works undertaken to an existing building which has the effect of increasing the gross floor area of that building.
Aerodrome Obstacle Limitation Surface	As shown on the planning maps and defined in Appendix TR-2.
Agricultural aviation	Means intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production, biosecurity, or conservation activities including stock management, pest control, the application of fertiliser, agrichemicals, vertebrate toxic agents, frost management and associated refuelling.
Allotment	Has the same meaning as in the National Planning Standards (as set out below): has the same meaning as in section 218 of the RMA (as set out below):  2. In this Act, the term allotment means—  a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—  i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or  b. any parcel of land or building or part of a building that is shown or identified separately—  i. on a survey plan; or ii. on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or  c. any unit on a unit plan; or

Term	Definition
	<p>d. any parcel of land not subject to the Land Transfer Act 2017.</p> <p>3. For the purposes of subsection (2), an allotment that is—</p> <p>a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or</p> <p>b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance— shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</p> <p>4. For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</p>
Alteration	Means any work to existing buildings or structures which involves the change, removal, or replacement of walls, windows, or features which results in an external appearance different to its existing appearance and does not increase the gross floor area of the building or structure.
Ancillary activity	Has the same meaning as in the National Planning Standards (as set out below): Means an activity that supports and is subsidiary to a primary activity.
Antenna	Has the same meaning as in the National Environmental Standard for Telecommunication Facilities (as set out below): Means a device that receives or transmits radiocommunication or telecommunication signals, but not a small cell unit
Biodiversity offset	Means measurable conservation outcomes resulting from actions which are designed to address residual adverse effects on biodiversity impacts arising from project development after appropriate avoidance, minimisation, remediation, and mitigation measures have been taken. Biodiversity offsets must address the following principles:
	<ol style="list-style-type: none"> <li>1. No net loss - The offsetting proposal achieves no net loss and preferably a net gain of biodiversity.</li> <li>2. Additional conservation outcomes - Biodiversity outcomes are above and beyond results that would have occurred if the offset was not proposed.</li> <li>3. Limits to offsetting - Biodiversity offsetting should not be applied to justify impacts on vulnerable and irreplaceable biodiversity.</li> </ol>

Term	Definition
	<p>4. Proximity – The offsetting proposal should be located close to the application site, where this will achieve the best ecological outcomes.</p> <p>5. Like for like - Offsetting measures re-establish or protect the same or similar type of ecosystem to that which is adversely affected.</p> <p>6. Long term outcomes - The offset's positive ecological outcomes last at least as long as the effects of the application activity, and preferably in perpetuity.</p> <p>7. Timing - The delay between the loss of biodiversity through development and the gain or maturation of ecological outcomes is minimised.</p> <p>Any offsetting proposal will include biodiversity management plans prepared in accordance with good practice.</p>
Building	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means a temporary or permanent movable or immovable physical construction that is:</p> <ul style="list-style-type: none"> <li>a. partially or fully roofed; and</li> <li>b. fixed or located on or in land;</li> </ul> <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>
Building coverage	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means the percentage of the net site area covered by the building footprint.</p>
Business services	<p>Means activities where the primary business is offering and/or supplying for hire or sale services, rather than goods. It includes but is not limited to:</p> <ul style="list-style-type: none"> <li>a. Offices for businesses, local and government agencies, community entities;</li> <li>b. Professional services, e.g. lawyers, accountants, engineering, surveying, insurance, financial services, not for profit organisations, banks, travel agents;</li> <li>c. Personal services, e.g. hairdressing, beauty therapy, dry cleaning, shoe repairs; and</li> <li>d. Postal services.</li> </ul>
Cabinet	<p>Has the same meaning as in the National Environmental Standards for Telecommunication Facilities (as set out below):</p> <p>Means a casing around equipment that is necessary to operate a telecommunication network, but not any of the following:</p>

Term	Definition
	<ul style="list-style-type: none"> <li>a. a casing around an antenna, a small cell unit, ancillary equipment, or any part of a telecommunication line</li> <li>b. a casing that is wholly underground</li> <li>c. a casing that is inside a building</li> <li>d. a building</li> </ul>
Coastal Environment	Means the area identified on the planning maps as being located within the inland extent of the coastal environment.
Commercial activity	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</p>
Common wall	Means any wall dividing adjoining residential units in a residential building or any party wall dividing accessory buildings.
Community facility	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</p>
Community garden	Means land used as a garden by a group or collective, for the purpose of growing fruit, vegetables, and flowers. Includes composting.
Community-scale renewable electricity generation	Means electricity generated for supplying an immediate community, with or without exporting excess supply back into the distribution network.
Conservation activities	Means the use of land or buildings for activities undertaken for the purposes of maintaining, protecting, and/or enhancing the natural, historic, and/or ecological values of a natural or historic resource. It may include activities which assist to enhance the public's appreciation and recreational enjoyment of the resource and includes planting, pest and weed control, and plant nurseries.
Contaminated land	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Has the same meaning as in section 2 of the RMA:</p> <p>Means land that has a hazardous substance in or on it that—</p> <ul style="list-style-type: none"> <li>a. has significant adverse effects on the environment; or</li> <li>b. is reasonably likely to have significant adverse effects on the environment</li> </ul>

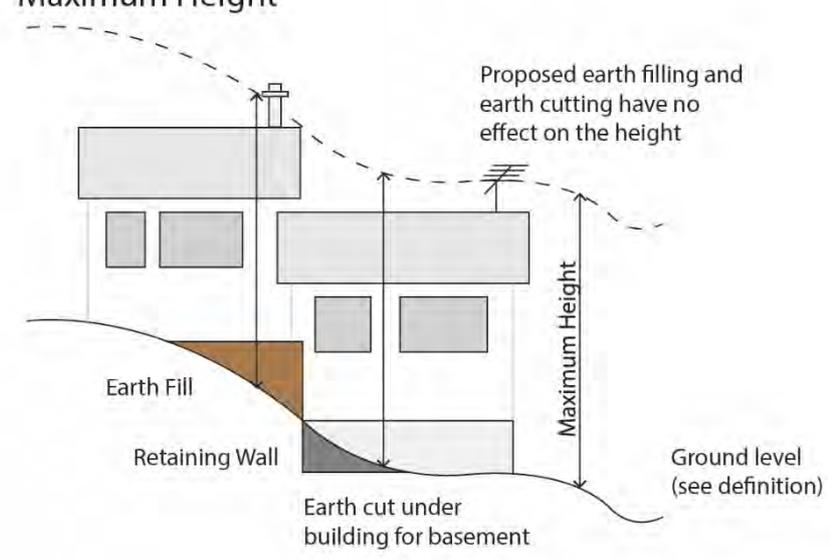
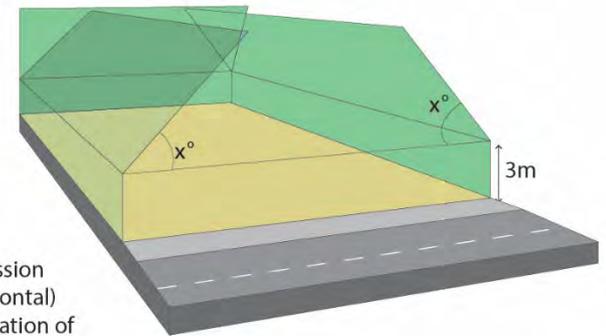
Term	Definition
Council's Engineering Development Standard	For all districts means the Engineering Development Standard 2023, except in South Wairarapa the three waters standards outlined in Sections 4 - 6 of the document do not apply. For subdivision and development in South Wairarapa the applicable three waters standards are those specified in the Wellington Water Standards and Specifications for Water Services.
Cultivation	Has the same meaning as in the National Planning Standards (as set out below):  Means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.
Customary activity	Means the use of land or buildings for Māori cultural activities that provide for the special relationship between tangata whenua and places of customary importance.
Customer connection line	Has the same meaning as in the National Environmental Standards for Telecommunications Facilities (as set out below):  Means a telecommunication line that connects a telecommunications distribution network to a premises for the purpose of enabling a facility operator to provide telecommunication services to a customer.
Digital sign	Means a sign with an electronic display that uses technologies such as LCD, LED, projection, and e-paper to display digital images, video, web pages, weather data, restaurant menus, or text. Includes illumination.
Distribution network	Has the same meaning as in the National Policy Statement for Renewable Electricity Generation (as set out below):  Means a distributor's lines and associated equipment used for the conveyance of electricity on lines other than lines that are part of the national grid.
Distributor	Has the same meaning as in the National Policy Statement for Renewable Electricity Generation (as set out below):  Means a business engaged in distribution of electricity.
Drive-through activities	Means any activity with a substantial focus on drive-through transactions, including service stations and drive-through retail and services outlets and restaurants.
Earthworks	Has the same meaning as in the National Planning Standards (as set out below):  Means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.

Term	Definition
Educational facilities	Has the same meaning as in the National Planning Standards (as set out below): Means land or buildings used for teaching or training by childcare services, schools, or tertiary education services, including any ancillary activities.
Emergency service facilities	Means facilities associated with organisations responsible for the safety and physical welfare of people or property in the community, and includes fire, ambulance, and police stations.
Entertainment activities	Means the use of any facility for the purpose of providing entertainment and includes any cinema, theatre, concert venue, conference centre, and private function facilities.
Environmental Compensation	Means any action (works, services, protection, restoration, enhancement, or restrictive covenants) as compensation for unavoided, remedied, and unmitigated adverse effects of the activity for which consent is being sought, including actions that provide measurable biodiversity outcomes that address residual adverse biodiversity effects arising from project development and which do not meet the thresholds of a biodiversity offset.
Esplanade reserve	Has the same meaning as in the National Planning Standards (as set out below): Has the same meaning as in section 2 of the RMA (as set out below) Means a reserve within the meaning of the Reserves Act 1977— <ul style="list-style-type: none"> <li>a. which is either— <ul style="list-style-type: none"> <li>i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</li> <li>ii. a reserve vested in the Crown or a regional council under section 237D; and</li> </ul> </li> <li>b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.</li> </ul>
Esplanade strip	Has the same meaning as in the National Planning Standards (as set out below): Has the same meaning as in section 2 of the RMA (as set out below): Means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.
Farm quarry	Means the extraction of minerals taken for use ancillary to farming and horticulture, and only used within the property of extraction. It includes the extraction of material for farm and forestry tracks, accessways, and hardstand areas on the property of origin. It does not include the exportation or removal of extracted material (including any aggregate) from the property of origin or retail or other sales of such material.

Term	Definition
Finished floor level	Means the level at the bottom of the floor joists or the base of the concrete floor slab.
Food and beverage activity	<p>Means any activity where the primary business is selling food or beverages for immediate consumption, primarily on site.</p> <p>It includes:</p> <ul style="list-style-type: none"> <li>a. restaurants;</li> <li>b. cafes;</li> <li>c. bars;</li> <li>d. taverns;</li> </ul> <p>It excludes:</p> <ul style="list-style-type: none"> <li>a. food and beverage retail stores e.g. supermarkets, dairies, superettes, bakeries, and takeaway food bars; and</li> <li>b. drive-through activities.</li> </ul>
Foreshore Protection Area	The area being 50 metres landward of Mean High-Water Springs in all areas of the Coastal Environment, except for Riversdale which is specifically identified on the Planning Maps.
Functional need	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.</p>
Gross floor area	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, lift wells or stairwells) measured:</p> <ul style="list-style-type: none"> <li>a. where there are exterior walls, from the exterior faces of those exterior walls;</li> <li>b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;</li> <li>c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.</li> </ul>
Ground level	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means:</p>

Term	Definition
	<ul style="list-style-type: none"> <li>a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);</li> <li>b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground;</li> <li>c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary</li> </ul>
Habitable room	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.</p>
Hazard areas	<p>Means land identified on planning maps as:</p> <ul style="list-style-type: none"> <li>a. High hazard areas;</li> <li>b. Moderate hazard areas; or</li> <li>c. Low hazard areas.</li> </ul>
Hazard sensitive activities	<p>Means activities that are particularly vulnerable to exposure to a significant risk of damage from one or more identified natural hazard areas. Hazard sensitive activities are the following:</p> <ul style="list-style-type: none"> <li>a. Community facilities;</li> <li>b. Marae;</li> <li>c. Healthcare activities;</li> <li>d. Emergency service facilities;</li> <li>e. Educational facilities;</li> <li>f. Entertainment activities;</li> <li>g. Retirement villages;</li> <li>h. Supported residential care facilities; and</li> <li>i. Residential activities and residential units.</li> </ul>
Hazardous substance	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Has the same meaning as in section 2 of the RMA, as set out below:</p> <p>Includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines</p>

Term	Definition
	<p>hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <ul style="list-style-type: none"> <li>a. with 1 or more of the following intrinsic properties:               <ul style="list-style-type: none"> <li>i. explosiveness:</li> <li>ii. flammability:</li> <li>iii. a capacity to oxidise:</li> <li>iv. corrosiveness:</li> <li>v. toxicity (including chronic toxicity):</li> <li>vi. ecotoxicity, with or without bioaccumulation; or</li> </ul> </li> <li>b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).</li> </ul>
Healthcare activities	<p>Means the use of premises:</p> <ul style="list-style-type: none"> <li>a. By one or more health care providers for the purposes of carrying on their profession;</li> <li>b. As a veterinary clinic; or</li> <li>c. As a medical laboratory</li> </ul> <p>But does not include a supported residential care facility, or a healthcare institution in which there is on-site resident healthcare staff and overnight accommodation of patients.</p>
Height	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.</p>

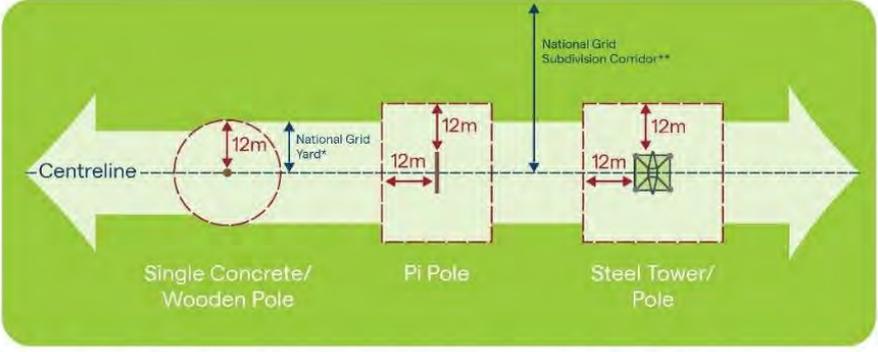
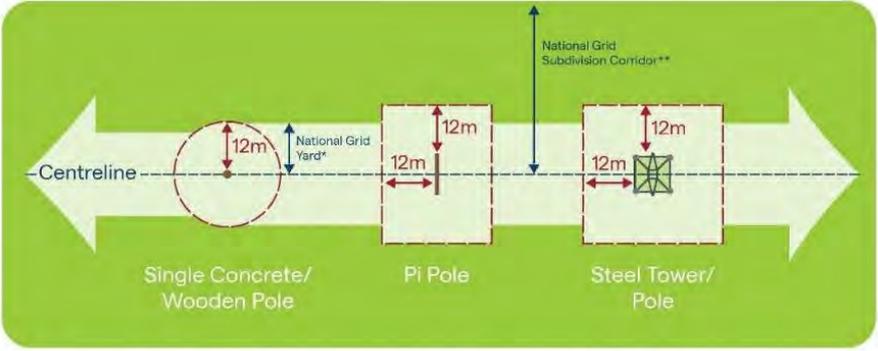
Term	Definition
	<p style="text-align: center;"><b>Maximum Height</b></p>  <p>Proposed earth filling and earth cutting have no effect on the height</p> <p>Maximum Height</p> <p>Ground level (see definition)</p> <p>Earth Fill</p> <p>Retaining Wall</p> <p>Earth cut under building for basement</p>
<p>Height in relation to boundary</p>	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means the height of a structure, building or feature, relative to its distance from either the boundary of: (a) a site; or (b) another specified reference point.</p>  <p>The angle of a recession plane (<math>x^\circ</math> from horizontal) depends on the location of the boundary:</p> <p>East boundary: <math>45^\circ</math></p>
<p>Helicopter Landing Area</p>	<p>Means any area of land intended or designed to be used, whether wholly or partly, for helicopter movement or servicing, including heliports and helipads.</p>
<p>Heritage curtilage</p>	<p>Means the land (including land covered by water) surrounding a listed heritage building or item that is essential for retaining and interpreting its significance. It</p>

Term	Definition
	can apply to either land integral to the heritage item, or a precinct that includes buildings, relics, areas, and their settings.
Heritage upgrade works	<p>Means, in relation to identified heritage building or item, works to satisfy or increase compliance with the Building Act 2004 and Building Code requirements and includes:</p> <ul style="list-style-type: none"> <li>a. Seismic investigation affecting the exterior of an identified heritage building or item or an interior element to identify, assess and make decisions on whether it is earthquake-prone;</li> <li>b. Seismic strengthening to make it more resistant to seismic activity, ground motion, or soil failure due to earthquakes, including temporary lifting or moving off foundations or permanent realignment of foundations;</li> <li>c. Temporary lifting or temporary moving to allow for ground, foundation and retaining wall remediation;</li> <li>d. Fire protection affecting the exterior of an identified heritage building or item or an interior element, e.g. fire isolation exits, fire alarm panels, external stairs, removal or installation of external doors (or upgrading of door panels) in relation to escape route provisions and fire resistance ratings, etc.; and</li> <li>e. Accessibility affecting the exterior of an identified heritage building, or item or an interior element, e.g. external door openings, handrails and ramps, etc.</li> </ul>
Highly Productive Land	<p>As shown in planning maps and has the same meaning as in the National Policy Statement for Highly Productive Land (as set out below):</p> <p>means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)</p>
Home business	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means a commercial activity that is:</p> <ul style="list-style-type: none"> <li>a. undertaken or operated by at least one resident of the site; and</li> <li>b. incidental to the use of the site for a residential activity.</li> </ul>
Indigenous vegetation	Means flora (plants) that are native to New Zealand.
Infrastructure	Has the same meaning as in section 2 of the RMA, as set out below:

Term	Definition
	<ul style="list-style-type: none"> <li>a. pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy:               <ul style="list-style-type: none"> <li>i. network for the purpose of telecommunication as defined in <a href="#">section 5</a> of the Telecommunications Act 2001:</li> <li>ii. a network for the purpose of radiocommunication as defined in <a href="#">section 2(1)</a> of the Radiocommunications Act 1989:</li> <li>iii. facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person—</li> <li>iv. uses them in connection with the generation of electricity for the person’s use; and</li> <li>v. does not use them to generate any electricity for supply to any other person:</li> </ul> </li> <li>b. a water supply distribution system, including a system for irrigation:</li> <li>c. a drainage or sewerage system:</li> <li>d. structures for transport on land by cycleways, rail, roads, walkways, or any other means:</li> <li>e. facilities for the loading or unloading of cargo or passengers transported on land by any means:</li> <li>f. an airport as defined in <a href="#">section 2</a> of the Airport Authorities Act 1966:</li> <li>g. a navigation installation as defined in <a href="#">section 2</a> of the Civil Aviation Act 1990:</li> <li>h. facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in <a href="#">section 2(1)</a> of the Port Companies Act 1988:</li> <li>i. anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in <a href="#">section 166</a></li> </ul>
Industrial activity	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</p>
Intensive primary production	<p>means any activity defined as <i>intensive indoor primary production</i> or <i>intensive outdoor primary production</i>.</p>

Term	Definition
Intensive indoor primary production	Has the same meaning as in the National Planning Standards (as set out below): means primary production activities that principally occur within buildings and involve growing fungi or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
Intensive outdoor primary production	Means any primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period) that principally occurs outdoors which, by the nature of the activity, precludes the maintenance of pasture or ground cover.
Keeping of goats	Means the keeping or farming of one or more free-ranging goats (i.e., untethered).
Lake	Has the same meaning as in the National Planning Standards (as set out below): Has the same meaning as in section 2 of the RMA (as set out below) Means a body of fresh water which is entirely or nearly surrounded by land.
Land disturbance	Has the same meaning as in the National Planning Standards (as set out below): Means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land.
Land based primary production	Has the same meaning as in the National Policy Statement for Highly Productive Land (as set out below): means production, from agricultural, pastoral, horticultural, or forestry activities, that is reliant on the soil resource of the land.
Large-scale renewable electricity generation activity	Means electricity generation activities utilising renewable energy sources for the purpose of exporting electricity directly into the distribution network or National Grid. It includes all ancillary components and activities such as substations, battery energy storage systems, climate/environmental monitoring equipment, earthworks, roading, maintenance buildings, temporary concrete batching plants, internal transmission and fibre networks, vegetation clearance, and site rehabilitation works.
Less hazard sensitive activities	Means activities that are less sensitive to natural hazards, which are: <ul style="list-style-type: none"> <li>a. Accessory buildings used for non-habitable purposes;</li> <li>b. Park management activity; and</li> <li>c. Buildings and structures associated with temporary activities.</li> </ul>

Term	Definition
Loading space	Means a defined area of an allotment that has access to a road or service lane for the exclusive use of transferring goods from a vehicle to an activity or vice versa; excludes parking, landscaping, or other similar areas.
Maintenance	Means, in relation to an identified heritage building or item, the regular and ongoing protective care of the building or item to prevent deterioration and retain its heritage values.
Minor residential unit	Has the same meaning as in the National Planning Standards (as set out below): Means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site.
Modification	As it relates to vegetation means the felling, removal, damage, or destruction of the vegetation including the following activities within the vegetation drip line: <ul style="list-style-type: none"> <li>a. work that involves compaction, sealing, or removal of soil;</li> <li>b. drilling or excavation; or</li> <li>c. discharge of toxic substances.</li> </ul>
Motorised outdoor recreation activity	Means any activity involving a motor driven vehicle on land and/or water and includes motorbikes, off-roaders, all-terrain vehicles, jetboats, and jetskis, in which the use of the vehicle is operated for profit or are organised activities with their own dedicated tracks and facilities.
National Grid	Has the same meaning as in the National Policy Statement on Electricity Transmission (as set out below): Means the assets used or owned by Transpower New Zealand Limited.
National Grid subdivision corridor	Means the area measured either side of the centreline of above ground National Grid transmission lines as follows (and illustrated in dark green below): <ul style="list-style-type: none"> <li>a. 14 metres for 66kV and 110kV transmission lines on single poles;</li> <li>b. 16 metres for 66kV and 110kV transmission lines on pi poles;</li> <li>c. 32 metres for 66kV and 110kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers);</li> <li>d. 37 metres for 220kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers);</li> <li>e. 39 metres for 350kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers).</li> </ul>

Term	Definition
	 <p>The diagram shows a horizontal dashed line labeled 'Centreline' with arrows pointing left and right. Three types of poles are shown from left to right: 'Single Concrete/Wooden Pole' (a circle), 'Pi Pole' (a rectangle), and 'Steel Tower/Pole' (a lattice tower). A 'National Grid Yard*' is shown as a dashed circle around the single pole and a dashed rectangle around the pi pole, both with a 12m radius. A 'National Grid Subdivision Corridor**' is shown as a larger dashed rectangle around the pi pole and tower, also with a 12m radius. A vertical double-headed arrow indicates the 12m width of the corridor.</p> <p>* National Grid Yard: 10m for single concrete/wooden pole lines, 12m for all other line types  ** National Grid Subdivision Corridor: 14m, 32m, 37m or 39m depending on line voltage</p> <p>The National Grid subdivision corridor does not apply to underground cables or any transmission lines (or sections of transmission line) that are designated.</p>
<p>National Grid support structure</p>	<p>Has the same meaning as in the National Policy Statement on Electricity Transmission (as set out below):</p> <p>Means a pole, tower or other support structure ancillary to a transmission line that is part of the National Grid.</p>
<p>National Grid yard</p>	<p>Means (as illustrated in light green below):</p> <ol style="list-style-type: none"> <li>the area located 10 metres either side of the centreline of an overhead 110kV National Grid transmission line on single poles;</li> <li>the area located 10 metres either side of the centreline of an overhead 66kV National Grid transmission line on single pole, pi poles, or towers;</li> <li>the area located 12 metres in any direction from the outer edge of a National Grid support structure;</li> <li>the area located 12 metres either side of the centreline of any overhead National Grid transmission line on pi poles or towers (including tubular steel towers where these replace steel lattice towers).</li> </ol>  <p>The diagram is identical to the one in the first row, showing the 12m National Grid Yard and National Grid Subdivision Corridor for different pole types.</p> <p>* National Grid Yard: 10m for single concrete/wooden pole lines, 12m for all other line types  ** National Grid Subdivision Corridor: 14m, 32m, 37m or 39m depending on line voltage</p>

Term	Definition
Natural hazard	<p>Has the same meaning as in section 2 of the RMA (as set out below):</p> <p>Means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</p>
Natural inland wetland	<p>Has the same meaning as in the National Policy Statement for Freshwater Management (as set out below):</p> <p>means a wetland (as defined in the Act) that is not:</p> <ul style="list-style-type: none"> <li>a. in the coastal marine area; or</li> <li>b. a deliberately constructed wetland, other than a wetland constructed to offset impacts on, or to restore, an existing or former natural inland wetland; or (c) a wetland that has developed in or around a deliberately constructed water body, since the construction of the water body; or</li> <li>c. a geothermal wetland; or</li> <li>d. a wetland that: <ul style="list-style-type: none"> <li>i. is within an area of pasture used for grazing; and</li> <li>ii. has vegetation cover comprising more than 50% exotic pasture species (as identified in the National List of Exotic Pasture Species using the Pasture Exclusion Assessment Methodology (see clause 1.8)); unless</li> <li>iii. the wetland is a location of a habitat of a threatened species identified under clause 3.8 of this National Policy Statement, in which case the exclusion in (e) does not apply.</li> </ul> </li> </ul>
Net site area	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> <li>a. any part of the site that provides legal access to another site; <ul style="list-style-type: none"> <li>i. any part of a rear site that provides legal access to that site;</li> <li>ii. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.</li> </ul> </li> </ul>
Network utility	<p>Means a project, work, system, or structure that is a network utility operation undertaken by a network utility operator.</p>
Network Utility Operator	<p>Has the same meaning as section 166 of the Resource Management Act (as set out below):</p> <p>Means a person who—</p>

Term	Definition
	<ul style="list-style-type: none"> <li>a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or</li> <li>b. operates or proposes to operate a network for the purpose of— <ul style="list-style-type: none"> <li>i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or</li> <li>ii. radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or</li> </ul> </li> <li>c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or</li> <li>d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</li> <li>e. undertakes or proposes to undertake a drainage or sewerage system; or</li> <li>f. constructs, operates, or proposes to construct or operate, a road or railway line; or</li> <li>g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or</li> <li>h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</li> <li>i. is a responsible SPV that is constructing or proposing to construct eligible infrastructure; or</li> <li>j. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,—</li> </ul> <p>and the words network utility operation have a corresponding meaning.</p>
Noise sensitive activity	<p>Means:</p> <ul style="list-style-type: none"> <li>a. Any habitable room in a residential unit (including visitor accommodation and retirement accommodation);</li> <li>b. Any educational activity (teaching areas and sleeping rooms only);</li> <li>c. Any healthcare facility (rooms used for overnight patient medical care only);</li> <li>d. Any congregations within places of worship/marae.</li> </ul>

Term	Definition
Noxious or offensive Industry	<p>Means an industrial activity involving:</p> <ul style="list-style-type: none"> <li>a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting; <ul style="list-style-type: none"> <li>i. flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping;</li> <li>ii. storage and disposal of sewage, septic tank sludge, or refuse;</li> <li>iii. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; and wool scouring;</li> <li>iv. any other processes involving fuel-burning equipment, which individually or in combination with other equipment, have a fuel-burning rate of up to 1000 kg/hr;</li> <li>v. burning out of the residual content of metal containers used for the transport or storage of chemicals;</li> <li>vi. the burning of municipal, commercial or industrial wastes, by the use of incinerators for disposal of waste;</li> <li>vii. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery;</li> <li>viii. crematoriums; and</li> <li>ix. any industrial activity which involves the discharge of odour or dust beyond the site boundary.</li> </ul> </li> </ul>
Official Sign	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.</p>
Official Traffic Sign	<p>Means any sign erected or approved by a road controlling authority (as defined in Section 2(1) of the Land Transport Act 1998) for the purposes of regulating, warning, or informing road users (including pedestrians) of road conditions, locations, activities, traffic control, or other such information relative to the use of the road, including tourist and essential service facilities. This definition also includes other road controlling devices, such as traffic lights, railway crossing lights, and barrier arms.</p>
Off-site Sign	<p>Means any sign that does not relate to an activity currently occurring on the site on which the sign is located.</p>
Operational need	<p>Has the same meaning as in the National Planning Standards (as set out below):</p>

Term	Definition
	Means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.
Outdoor living space	Has the same meaning as in the National Planning Standards (as set out below):  Means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
Outdoor storage	Means the use of land for the purpose of storing vehicles, equipment, machinery, natural and processed products, and wastes, on a permanent or semi-permanent basis and outside a fully enclosed building.
Outer Air Noise Boundary	The 50dBA contour line, as shown on the planning maps.
Outstanding Natural Character	Means an area identified as having Outstanding Natural Character within the Coastal Environment as identified in SCHED10 - Outstanding Natural Character.
Outstanding Natural Features and Landscapes	means an area of outstanding natural features and landscapes identified in SCHED9 - Outstanding Natural Features and Landscapes.
Papakāinga	Means housing and any ancillary activities (including residential, social, cultural, educational, economic, conservation, commercial or recreation activities) for tangata whenua on their ancestral land.
Park management activity	Means activities and the use of land or structures that facilitate the management, use, and enjoyment of open space, including: <ul style="list-style-type: none"> <li>a. landscaping, planting, and vegetation maintenance; <ul style="list-style-type: none"> <li>i. pest and weed control;</li> <li>ii. vehicle, machinery, and equipment depots;</li> <li>iii. storage sheds;</li> <li>iv. public toilets, shelters, and changing facilities;</li> <li>v. footbridges, paths, and boardwalks;</li> <li>vi. minor stormwater management devices e.g. rain gardens;</li> <li>vii. park furniture including seating, picnic tables, playground equipment, rubbish bins, lighting structures, shade sails, water features, drinking fountains, barbecues, and cycle parking structures; and</li> <li>viii. public art and memorials.</li> </ul> </li> </ul>
Parking area	Means that part of an allotment or building within which vehicle parking is accommodated, including all manoeuvring areas.

Term	Definition
Parking bay	Means an area formed, marked, and set aside for vehicle parking to meet the parking requirements of this Plan.
Pest plant species	Means any plant species identified in Appendix ECO-1 - Schedule of Pest Plant Species.
Plantation forest or plantation forestry	<p>Has the same meaning as in Regulation 3 of the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017:</p> <p>Means a forest deliberately established for commercial purposes, being—</p> <ul style="list-style-type: none"> <li>a. at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and</li> <li>b. includes all associated forestry infrastructure; but</li> <li>c. does not include— <ul style="list-style-type: none"> <li>i. a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or</li> <li>ii. forest species in urban areas; or</li> <li>iii. nurseries and seed orchards; or</li> <li>iv. trees grown for fruit or nuts; or</li> <li>v. long-term ecological restoration planting of forest species; or</li> <li>vi. willows and poplars space planted for soil conservation purposes</li> </ul> </li> </ul>
Pole	<p>Has the same meaning as in the National Environmental Standard for Telecommunication Facilities (as set out below):</p> <p>Means a pole, mast, lattice tower, or similar structure, of a kind that is able to be used (with or without modification) to support antennas</p>
Potentially hazard sensitive activities	<p>Means activities that are potentially sensitive to natural hazards, which are:</p> <ul style="list-style-type: none"> <li>a. Buildings associated with primary production;</li> <li>b. Commercial activities;</li> <li>c. Industrial activities; or</li> <li>d. Rural industry activities.</li> </ul>
Primary production	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means</p> <ul style="list-style-type: none"> <li>a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and</li> <li>b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a.;</li> </ul>

Term	Definition
	<p>c. includes any land and buildings used for the production of the commodities from a. and used for the initial processing of the commodities in b.; but</p> <p>d. excludes further processing of those commodities into a different product.</p>
Productive capacity	<p>Has the same meaning as in the National Policy Statement for Highly Productive Land (as set out below):</p> <p>in relation to land, means the ability of the land to support land-based primary production over the long term, based on an assessment of:</p> <p>a. physical characteristics (such as soil type, properties, and versatility); and</p> <p>b. legal constraints (such as consent notices, local authority covenants, and easements); and</p> <p>c. the size and shape of existing and proposed land parcels</p>
Qualified arborist	<p>Means a person suitably experienced and competent in arboriculture, having acquired through training, qualification (a minimum of a level 5 NZQA advanced certificate in arboriculture or equivalent arboricultural qualification) and/or equivalent experience, the knowledge and skills enabling that person to perform the required tasks.</p>
Quarry	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.</p>
Quarrying activities	<p>Means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops, and car parking areas associated with the operation of the quarry.</p>
Recreation activity	<p>Means any activity where there is the passive or active pursuit of leisure, which can be competitive or non-competitive, casual or organised and includes sporting events. It includes provision for any ancillary activity that assists with the operation of the recreation activity.</p>
Relocatable building	<p>Means the removal, relocation, re-siting or demolition of an existing building from any site to another site, excluding the movement of a building within the same title or a new building built off-site that has not been used and is for the express purpose of being located to the subject site.</p>

Term	Definition
Renewable electricity generation	<p>Has the same meaning as in the National Policy Statement for Renewable Electricity Generation (as set out below):</p> <p>Means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current energy sources.</p>
Renewable electricity generation activities	<p>Has the same meaning as in the National Policy Statement for Renewable Electricity Generation (as set out below):</p> <p>Means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.</p>
Repair	<p>Means, in relation to an identified heritage building or item, to improve the long-term condition of a heritage item, by using identical or closely similar materials to fix any damaged or decayed heritage fabric.</p>
Residential activity	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means the use of land and building(s) for people's living accommodation.</p>
Residential unit	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</p>
Residential visitor accommodation	<p>Means the use of a residential unit (or part of a residential unit) for temporary accommodation (meaning stays of less than 90 days for any one guest), subject to a tariff being paid by guests, that is incidental to the use of the residential unit for a residential activity.</p>
Retail activities	<p>Means activities where the primary business is displaying, offering, and/or supplying goods for sale or hire of a kind ordinarily acquired for personal, domestic, or household use or consumption. It includes but is not limited to:</p> <ul style="list-style-type: none"> <li>a. clothing, footwear, and personal accessory retailing;</li> <li>b. antique and used goods, second hand, or charity shops;</li> <li>c. furniture and homeware retail stores;</li> <li>d. recreational goods and sports stores;</li> <li>e. electrical retailing;</li> <li>f. stationery shops;</li> </ul>

Term	Definition
	<p>g. food and beverage retail stores, e.g. supermarkets, dairies, superettes, bakeries, and takeaway food bars; and</p> <p>h. department stores.</p> <p>It does not include:</p> <p>i. trade suppliers.</p>
Retirement village	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</p>
River	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Has the same meaning as in section 2 of the RMA (as set out below)</p> <p>Means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).</p>
Road	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Has the same meaning as in section 2 of the RMA (as set out below)</p> <p>Has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roothing Powers Act 1989</p> <p>Section 315 of the Local Government Act 1974 road definition:</p> <p>Road means the whole of any land which is within a district, and which—</p> <ul style="list-style-type: none"> <li>a. immediately before the commencement of this Part was a road or street or public highway; or</li> <li>b. immediately before the inclusion of any area in the district was a public highway within that area; or</li> <li>c. is laid out by the council as a road or street after the commencement of this Part; or</li> <li>d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or</li> <li>e. is vested in the council as a road or street pursuant to any other enactment;—</li> </ul> <p>and includes—</p>

Term	Definition
	<p>f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988:</p> <p>g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;—</p> <p>but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989</p> <p>Section 2(1) of the Government Roding Powers Act 1989 motorway definition:</p> <p>Motorway—</p> <p>a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and</p> <p>b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</p> <p>c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level</p>
Root protection area	Means the circular area of ground surrounding a notable tree, for a distance of 12 times the diameter of the tree 1.4 metres above ground level, up to a maximum radius of 15m.
Rural airstrip	Means any defined area of land in the General Rural Zone intended or designed to be used, whether wholly or partly, for aircraft movement or storage, or the servicing of aircraft, excluding any airstrip on land where the principal use of that land is for primary production and is used intermittently for agricultural aviation activities (farm airstrips).
Rural industry	Has the same meaning as in the National Planning Standards (as set out below): Means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.
Rural produce retail	Means the use of land and/or buildings on, or within which, rural produce grown or produced on site, and products manufactured from it, are offered for sale. This includes the further processing of products manufactured on site.

Term	Definition
Seasonal worker accommodation	Means the use of land and buildings for the sole purpose of accommodating the short-term labour requirement of a primary production activity and rural industry.
Sensitive activities	<p>Means the use of land and/or buildings for:</p> <ul style="list-style-type: none"> <li>a. Residential activities;</li> <li>b. Educational facilities;</li> <li>c. Community facilities;</li> <li>d. Healthcare activities;</li> <li>e. Supported residential care facilities;</li> <li>f. Papakāinga;</li> <li>g. Visitor accommodation; and/or</li> <li>h. Residential visitor accommodation.</li> </ul>
Service station	Means a vehicle orientated facility where the principal activity is the refuelling of motorised vehicles and the sale of products and services associated with fuels and/or motor vehicles. They may include ancillary activities such as the sale of food and beverage and trailer hire.
Sign	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means any device, character, graphic or electronic display, whether temporary or permanent, which:</p> <ul style="list-style-type: none"> <li>a. is for the purposes of: <ul style="list-style-type: none"> <li>i. identification of or provision of information about any activity, property or structure or an aspect of public safety;</li> <li>ii. providing directions; or</li> <li>iii. promoting goods, services or events; and</li> </ul> </li> <li>b. is projected onto, or fixed or attached to, any structure or natural object; and</li> <li>c. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.</li> </ul>
Significant hazardous facility	<p>Means the use of land and/or buildings for one or more of the following activities:</p> <ul style="list-style-type: none"> <li>a. Manufacturing of hazardous substances and associated storage (including industries manufacturing agrochemicals, fertilisers, acids/alkalis, or paints); <ul style="list-style-type: none"> <li>i. Oil and gas exploration and extraction facilities;</li> </ul> </li> </ul>

Term	Definition
	<ul style="list-style-type: none"> <li>ii. Purpose built bulk storage facilities for the storage of hazardous substances (other than petrol, diesel, or LPG);</li> <li>iii. The storage/use of more than 100,000L of petrol;</li> <li>iv. The storage/use of more than 100,000L of diesel;</li> <li>v. The storage/use of more than 6 tonnes of LPG;</li> <li>vi. Galvanising plants;</li> <li>vii. Electroplating and metal treatment facilities;</li> <li>viii. Tanneries;</li> <li>ix. Timber treatment;</li> <li>x. Freezing works and rendering plants;</li> <li>xi. Wastewater treatment plants;</li> <li>xii. Metal smelting and refining (including battery refining or recycling);</li> <li>xiii. Milk treatment plants;</li> <li>xiv. Fibreglass manufacturing;</li> <li>xv. Polymer foam manufacturing; and</li> <li>xvi. Landfills.</li> </ul> <p>For the avoidance of doubt, the following activities are not considered to be significant hazardous facilities:</p> <ul style="list-style-type: none"> <li>a. The incidental use and storage of hazardous substances in minimal domestic scale quantities;</li> <li>b. Retail outlets for hazardous substances intended for domestic usage (e.g. supermarkets, hardware stores, and pharmacies);</li> <li>c. The incidental storage and use of agrichemicals, fertilisers, and fuel for primary production activities;</li> <li>d. Pipelines used for the transfer of hazardous substances such as gas, oil, trade waste, and sewage;</li> <li>e. Fuel in motor vehicles, boats, airplanes, and small engines;</li> <li>f. the underground storage of petrol and diesel at service stations undertaken in accordance with HSNOCOP 44 Below Ground Stationary Container Systems for Petroleum - Design and Installation and HSNOCOP 45 Below Ground Stationary Containers Systems for Petroleum - Operation;</li> <li>g. Temporary military training activities;</li> <li>h. The transport of hazardous substances (e.g. in trucks or trains).</li> </ul>
Significant Natural Area	Means an area considered significant due to ecological attributes as identified in SCHED5 - Schedule of Significant Natural Areas

Term	Definition
Significant Waterbodies	Means any waterbody identified in SCHED11 - Significant Waterbodies.
Site	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means:</p> <ul style="list-style-type: none"> <li>a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or</li> <li>b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or</li> <li>c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</li> <li>d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</li> </ul>
Shelterbelts and small woodlots	The planting of tree species as a shelter belt or small woodlot for the purpose of shelter, screening, stability or erosion control, or as a carbon sink, where this planting is not greater than 1 hectare in size or for timber use on the same property as which it is grown. This definition excludes activities defined as forestry or conservation.
Small-scale renewable electricity generation activity	Means electricity generated for use solely on the site on which it is generated, with or without exporting excess supply back into the distribution network.
Special Amenity Landscapes	Means an area of landscape value identified in SCHED8 - Special Amenity Landscapes.
Street furniture	Means objects and pieces of equipment installed within road reserves for public use and includes bus shelters, benches, seats and planter boxes. Street furniture does not include any network utility structures.
Street tree	Any tree where the trunk is located within legal road reserve.
Structure	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Has the same meaning as in section 2 of the RMA: means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</p>

Term	Definition
Supported residential care facility	<p>Means a facility in which residential accommodation, supervision, assistance, care, and/or support by another person or agency for residents, including hospices and rest homes.</p> <p>This definition excludes these activities where they are provided as part of a retirement village.</p>
Surface waterbody	<p>Means a body of freshwater in a river, lake, stream, pond, water race, artificial channel, or wetland.</p>
Temporary activity	<p>Means an activity in any zone that is of a non-repetitive, transient nature. It includes entertainment, cultural, and sporting events, temporary military training activities, and activities ancillary to construction and demolition.</p>
Temporary military training activity	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are:</p> <ol style="list-style-type: none"> <li>a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act;</li> <li>b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere;</li> <li>c. the contribution of forces under collective security treaties, agreements, or arrangements;</li> <li>d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations;</li> <li>e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency;</li> <li>f. the provision of any public service.</li> </ol>
Temporary sign	<p>Means a sign of a transient nature that is used to:</p> <ol style="list-style-type: none"> <li>a. Advertise that the property is for sale;</li> <li>b. Advise of any temporary construction project being undertaken on the site;</li> <li>c. Inform of a public election;</li> <li>d. Advertise an event associated with any temporary recreational or community activity within the Wairarapa.</li> </ol>

Term	Definition
Trade supplier	<p>Means a business engaged in sales to businesses and institutional customers and consists only of suppliers of goods in one or more of the following categories:</p> <ul style="list-style-type: none"> <li>a. automotive and/or marine suppliers;</li> <li>b. building suppliers;</li> <li>c. catering equipment suppliers;</li> <li>d. farming and agricultural suppliers;</li> <li>e. garden and patio suppliers;</li> <li>f. hire services (except hire or loan of books, videos, DVDs, and other similar home entertainment items);</li> <li>g. industrial clothing and safety equipment suppliers; and</li> <li>h. office furniture, equipment, and systems suppliers.</li> </ul>
Transport network	<p>Means the road and rail network in the district including state highways, public pedestrian and cycling facilities, public transport and associated public infrastructure e.g. bike racks, bus stops, and shelters.</p>
Upgrade	<p>As it applies to network utilities, means the improvement or increase in carrying capacity, operational efficiency, security, or safety of existing infrastructure, but excludes maintenance and repair.</p>
Vehicle crossing	<p>Means that part of the legal road area that has been or can be formed or otherwise constructed to enable vehicle access between a site and a formed public road or live traffic lane.</p>
Very High and High Natural Character	<p>Means an area identified as having Very High or High Natural Character within the Coastal Environment as identified in SCHED11 - Very High and High Coastal Natural Character.</p>
Visitor accommodation	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</p>
Waste management facility	<p>Means facility used for receiving waste for transfer, treatment, disposal, or temporary storage.</p> <p>It includes:</p> <ul style="list-style-type: none"> <li>a. refuse transfer stations; and</li> <li>b. recycling.</li> </ul> <p>It excludes:</p>

Term	Definition
	c. landfills.
Waterbody	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Has the same meaning as in section 2 of the RMA (as set out below):</p> <p>Means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.</p>
Wetland	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Has the same meaning as in section 2 of the RMA (as set out below)</p> <p>Includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.</p>

## Abbreviations

Abbreviations	Full terms
AEP	Annual Exceedance Probability
CMA	Coastal Marine Area
CPTED	Crime Prevention Through Environmental Design
FTE	Full Time Equivalent
GFA	Gross Floor Area
HSNO	Hazardous Substances and New Organisms Act 1996
MHWS	Mean High Water Springs
NES	National Environmental Standard
NESCS	The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NPS	National Policy Statement
NZCPS	New Zealand Coastal Policy Statement
RMA	Resource Management Act 1991
SLUR	Selected Land Use Register
STEM	Standard Tree Evaluation Method

## National Direction Instruments

### National policy statements and New Zealand Coastal Policy Statement

National policy statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the Resource Management Act's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, policies, and methods that must be given effect to by regional policy statements and regional and district plans. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations.

The following table provides an overview of whether any relevant review/s of the District Plan has been undertaken in relation to NPSs and the NZCPS.

National Policy Statement on Renewable Electricity Generation 2011	The District Plan has been reviewed (October 2023)
New Zealand Coastal Policy Statement 2010	The District Plan has been reviewed (October 2023)
National Policy Statement on Electricity Transmission 2008	The District Plan has been reviewed (October 2023)
National Policy Statement on Urban Development 2020	The District Plan has been reviewed (October 2023)
National Policy Statement for Freshwater Management 2020	The District Plan has been reviewed (October 2023)
National Policy Statement for Highly Productive Land 2022	The District Plan has been reviewed (October 2023)
National Policy Statement for Indigenous Biodiversity 2023	The District Plan has been reviewed (October 2023)

### National Environmental Standards

National environmental standards (NESs) are prepared by central government and can prescribe technical standards, methods (including rules), and/or other requirements for environmental matters throughout the whole country or specific areas. If an activity does not comply with an NES, it is likely to require a resource consent. NESs must be observed and enforced by local authorities. The following NESs are currently in force:

- Resource Management (National Environmental Standard on Plantation Forestry) Regulations 2017
- Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009
- Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007
- Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (amended 2011)
- Resource Management (National Environmental Standards for Freshwater) Regulations 2020
- Resource Management (National Environmental Standards for Marine Aquaculture) Regulations 2020
- Resource Management (National Environmental Standards for Storing Tyres Outdoors) Regulations 2021

## Regulations

The regulations included in this chapter come under the Resource Management Act 1991 (excluding the national environmental standards listed above). These regulations are:

- Resource Management (Discount on Administrative Charges) Regulations 2010
- Resource Management (Exemption) Regulations 1996
- Resource Management (Exemption) Regulations 2017
- Resource Management (Forms, Fees, and Procedure) Regulations 2003
- Resource Management (Infringement Offences) Regulations 1999
- Resource Management (Marine Pollution) Regulations 1998
- Resource Management (Measurement and Reporting of Water Takes) Regulations 2010
- Resource Management (Network Utility Operations) Regulations 2016
- Resource Management (Transitional, Fees, Rents, and Royalties) Regulations 1991

## Water conservation orders

Regional policy statements, regional plans, and district plans cannot be inconsistent with the provisions of a water conservation order. A water conservation order can prohibit or restrict a regional council issuing new water and discharge permits, although it cannot affect existing permits. The following table provides an overview of whether any relevant review/s of the District Plan have been undertaken in relation to relevant water conservation orders.

National Water Conservation (Lake Wairarapa) Order 1989	The District Plan has been reviewed (October 2023)
---	--

## Tangata Whenua

### Introduction

This chapter provides the plan user with an historical account of the occupation by tangata whenua of the Wairarapa district, namely Ngāti Kahungūnu ki Wairarapa and Rangitāne o Wairarapa. It provides a basic understanding of the important connection, relationships and responsibilities that these two iwi and a significant number of hapū, have to this whenua (land).

The Chapter also provides plan users with information pertaining to the respective Treaty of Waitangi settlements and maps showing areas of interest for Ngāti Kahungūnu ki Wairarapa and Rangitāne o Wairarapa.

This chapter offers practical examples of how Treaty of Waitangi principles can be implemented alongside best practice engagement advice.

### Te Tiriti o Waitangi/The Treaty of Waitangi

Under section 8 of the RMA, the Wairarapa District Councils, along with landowners and resource management decision-makers, must ensure that the principles of Te Tiriti o Waitangi/the Treaty of Waitangi are taken into account when making resource management decisions.

The Wairarapa District Councils, recognise that the Treaty of Waitangi is a living document to be interpreted in a contemporary setting. The following principles have been developed to be relevant for resource management processes under the RMA.

Overarching principles that underpin/guide iwi engagement

<b>Mātāpono (Principles)</b>	<b>Whakamārama - Brief Explanation</b>
Kaitiakitanga	The responsibility of the two iwi and collective hapū, to protect, maintain, care and enhance the mauri and oranga of the taiao (environment) within the Wairarapa district. This is done through a te ao Māori way of being using traditional resource management tools.
Rangatiratanga Leadership and co-management	The inherent right under Te Tiriti o Waitangi, to protect the environment, wāhi tapu and taonga through kaitiakitanga practices.  Active and meaningful participation of both iwi in the decision-making process.

Manaakitanga	The expression of aroha, hospitality, generosity, reciprocity by maintaining relationships with both people and the whenua. Ka puta ko te orangatonutanga.
Customary Rights	The customary rights exercised according to Ngāti Kahungūnu ki Wairarapa and/or Rangitāne o Wairarapa tikanga including rights to occupy land and rights in relation to the use of land or other natural or physical resources.
Tikanga	Principles and rules that govern the correct and right way of interacting with each other and the natural resources within the environment,
Whanaungatanga	Acknowledges that everything in the natural world is connected through whakapapa and the duty of care to our tuakana, natural resources and environment,
Taha wairua	Acknowledges the unseen and unspoken energies. A sense of spiritual connection to places and people ie your maunga, tipuna etc.

## Rangitāne o Wairarapa and Rangitāne o Tamaki Nui-ā-Rua

Rangitāne o Tamaki nui-ā-Rua

Ko Ruahine te maunga

Ko Manawatū te awa

Ko Kurahaupō te waka

Ko Rangitāne te iwi

Ko Ngāti Te Rangiwaka-ewa te hapū matua

Ko Mākirikiri te marae

Rangitāne o Wairarapa

Ko Rangitūmau te maunga

Ko Ruamahanga te awa

Ko Kurahaupō te waka

Ko Rangitāne te iwi

Ko Ngāti Hāmua te hapū matua

Ko Te Oreore te marae

Rangitāne trace their descent from the explorers Kupe and Whātonga (a rangatira of the Kurahaupō waka and the grandfather of the eponymous ancestor Rangitāne).

Rangitāne tradition records their centuries-long history of settlement in Wairarapa and Tamaki nui-ā-Rua before 1840 and their special association with many places including the Wairarapa Lakes, eastern coast, and Te Tapere Nui o Whātonga (also known as Seventy Mile Bush).

The Wairarapa and Tararua District councils acknowledge Rangitāne as manawhenua of Wairarapa and Tamaki Nui a Rua through their whakapapa to Hāmua and Rangiwihaka-ewa.

Rangitāne trace their connection to the coastal marine area from Te Aho a Maui (Cape Turnagain) to Turakirae back to the earliest Māori ancestors. The archaeological sites of early Māori coastal settlement, such as those in Palliser Bay, date from the period of Rangitāne occupation. Traditionally, Rangitāne maintained their ancestral relationship with the coastal area for at least 28 generations through migrations to seasonal fishing camps, and knowledge of ancestral relationships and usage rights. The associations to the coastal marine area include the interests of Te Hika o Pāpāuma.

## Rangitāne Values

- **Rangitāne ki runga** - Rangitāne above (that which aligns to the celestial knowledge)
- All things pertaining to Rangitāne whakapono, ngā atua, te orokohanga, Te tīmatanga, tātai arorangi
- **Rangitāne ki raro** - Rangitāne below (that which aligns to terrestrial existence)
- The people, those who laid the path for us to follow, those who are here today and continue to work toward realising Rangitānetanga and those who will come tomorrow to carry the legacy forward
- **Rangitāne ki waho** - Rangitāne without (that which is yet to be discovered)
- Those things that will eventually be a normal every day and essential part of Rangitāne culture and technological advancement
- **Rangitāne ki roto** - Rangitāne within (that which is inherent)
- Those characteristics, aspects, knowledge, sayings, histories, whakapapa, which are uniquely and inherently Rangitāne

## Rangitāne Settlement Principles

- **Kotahitanga** – to develop a post-settlement governance model that embraces kotahitanga, so that over time, the people of Rangitāne o Wairarapa and Rangitāne o Tamaki nui-ā-Rua work as one;
- **Mana Motuhake** – although kotahitanga is sought, it is acknowledged that there are situations when it is appropriate to respect the ongoing mana and autonomy of Rangitāne o Wairarapa and Rangitāne o Tamaki nui-ā-Rua and their beneficiaries. This may include social, cultural, and commercial matters;
- **Te Mana Tika** – to ensure that the post-settlement governance model promotes getting the best governors and managers to achieve iwi aspirations; and

- **Rangitāne Rangatiratanga** – to develop a PSGE model that enhances the identity of Rangitāne as an iwi in Wairarapa and Tamaki nui-ā-Rua.

## **Rangitāne Settlement Journey**

In 2010, Rangitāne chose to establish a new, single-purpose entity to hold the mandate for Treaty settlement negotiations on behalf of Rangitāne.

Rangitāne o Wairarapa Inc and Rangitāne o Tamaki nui-ā-Rua Inc (“the Rūnanga”), who collectively represent both iwi on iwi matters, agreed to the establishment of the Rangitāne Settlement Negotiations Trust (“the Trust”) for the specific purpose of negotiating the settlement of Rangitāne historical claims.

Mandate hui were held in 2011. The Crown recognised the Trust’s Deed of Mandate on 11 October 2011.

The Trust and the Crown then entered into negotiations for the comprehensive settlement of Rangitāne historical Treaty claims. Terms of Negotiation were signed by both parties in August 2012, after which the Trust and Crown began negotiating towards an Agreement in Principle.

The Agreement in Principle, which recorded the general nature and scope of the Deed, was signed between the Trust and the Crown on 28 March 2014.

On 11 May 2016, the Trustees of both Rangitāne Settlement Negotiations Trust, and Rangitāne Tū Mai Rā Trust (the PSGE) initialled a Deed of Settlement. This Deed then went out for ratification by iwi members. Followed by an official ceremony held at Mākirikiri Marae in Dannevirke on 6 August 2016.

On 14 August 2017, the Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Claims Settlement Act 2017 was given Royal Assent by Her Excellency The Rt Hon Dame Patsy Reddy GNZM, QSO, DStJ, Governor-General of New Zealand.

## **Rangitāne Hapū and Whānau**

The hapū and whānau of Rangitāne o Wairarapa and Rangitāne Tamaki Nui-ā-Rua are;

Ngāti Hāmua; Ngāti Te Rangiwhaka-ewa; Ngāti Mutuahi; Ngāti Pakapaka; Ngāti Parakioire; Ngāi Tamahau; Ngāti Te Raetea; Hineteaorangī; Ngāti Te Noti; Ngāti Te Whātui; Ngāti Tangatakau; Ngāti Mātangiuru; Ngāti Te Hina (or Ngāti Te Hina Ariki); Ngāti Te Koro o Ngā Whenua; Ngāti Te Rangitōtohu; Ngāti Ruatōtara; Te Kapuārangi; Ngāti Matetapu; Ngāti Whakawehi; Ngāti Taimahu; Ngāti Tūkoko; Ngāti Te Atawhā; Ngāti Te Whakamana; Ngāti Meroiti; Ngāti Hinetauirā; Ngāti Tauiao; Ngāti Moe; Ngāi Tahu (or Ngāi Tahu Makaka-nui); Te Hika o Pāpāuma

## Rangitāne Statutory Areas

- Rewa Bush Conservation Area
- Lowes Bush Scenic Reserve
- Oumakura Scenic Reserve
- Pukeahurangi/Jumbo
- Pukeamoamo/Mitre

Rangitāne consider their lands, mountains, rivers, wetlands, and lakes as taonga, as part of their identity, as significant sources of food and other resources, and as integral to their spiritual and material well-being. Rangitāne Sites of Significance can be viewed at [www.tumaira.nz](http://www.tumaira.nz).

## Te Taiao

Rangitāne understand that their environment has been degraded over time through deforestation, introduction of exotic species and pests, agricultural and industrial waste, road works, and drainage works, and these changes have detrimentally affected the relationship of Rangitāne communities to many of their urupā (burial places) and sacred sites and have been a source of distress and grievance for Rangitāne.

Historic environmental legislation before the late 1980s did not provide for the recognition of Māori cultural values and practices and limited the ability of Rangitāne to exercise kaitiakitanga (or stewardship) over their natural environment or taonga.

Rangitāne claim their rightful governance and planning position on all environmental planning, management, and governance in their tribal rohe.

## Ngā Rūnanga o Rangitāne

**Rangitāne o Wairarapa Inc** was first established with the introduction of the Runanga Act 1989. Rangitāne kaumātua Kuki and Jim Rimene were some of the first to rally behind the iwi entity to ensure that Rangitānetanga was being catered for. In those early days the focus was researching whakapapa and education. There was a strong demand for many to learn te reo and in particular to recapture the local Rangitāne kōrero. It was a busy time as Rangitāne kaumātua were also putting together their Waitangi Tribunal claim (WAI 175) and working with their Rangitāne whanaunga in Manawatu, Tamaki Nui a Rua, and Wairau to establish their iwi entities. Soon after that the four takiwa (branches) of Rangitāne formed Te Runanganui o Rangitāne committee which was a forum to discuss common issues. Another project was developing at the time and that was the establishment of the Kurahaupo Waka Society which brought together Rangitāne, Ngāti Apa, and Muaupoko.

**Rangitāne o Tamaki nui-ā-Rua Incorporated** which is based in Tamaki nui-ā-Rua (Dannevirke) provide a range of free health and cultural services for whānau in their community from Norsewood to Eketāhuna.

These services range from social workers, Tamariki ora nurses, Te Ohu Auahi Mutunga quit coaches, AoD counsellors, asthma management support, mental health support, cultural and whakapapa support, te reo support, specialised counselling services, environmental leadership and economic development to name a few.

## **Statutory Relationships**

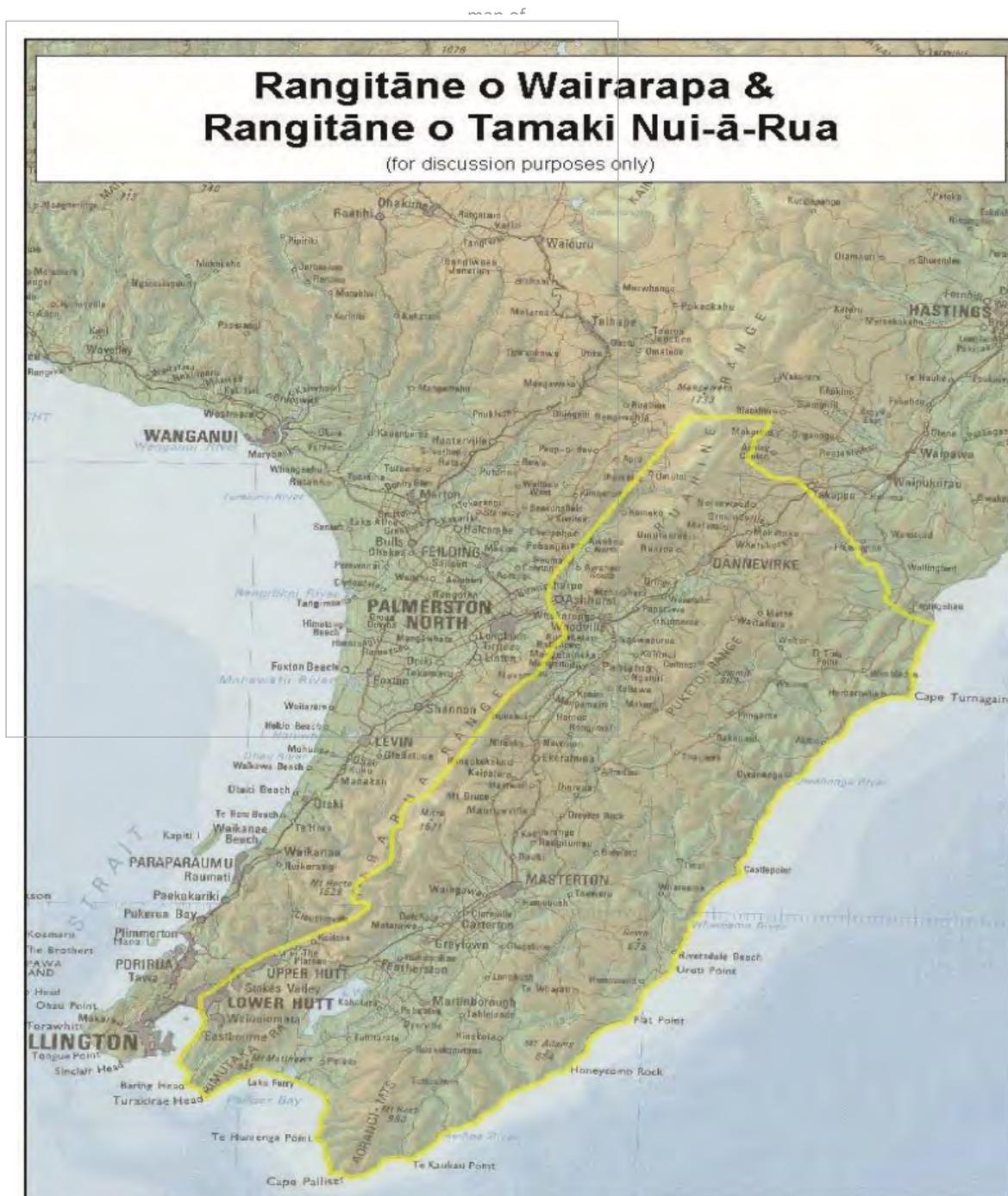
Under the Rangitāne Deed of Settlement – Statutory Acknowledgements that Local Government Councils of Wairarapa and Tararua along with the Regional Councils of Hawkes Bay, Horizons Regional Council, and Greater Wellington Regional Council are expected to have a statutory relationship with Rangitāne Iwi through the Post Settlement Governance Entity Rangitāne Tu Mai Ra Trust. At a local level this relationship is working very well and while Horizons is the first and only regional council to respond to this obligation, hence a closer working relationship has ensued. Greater Wellington and Hawkes Bay are yet to respond.

## **Mandated Iwi Authority – Rangitāne Tu Mai Ra Trust**

As the mandated Iwi Authority Rangitāne Tu Mai Ra Trust legislated under its own Act - Rangitāne o Wairarapa, Rangitāne o Tamaki Nui a Rua Deed of Settlement 2017 has the responsibility to protect and enhance the mana of Rangitāne Iwi (Wairarapa-Tamaki nui a Rua) across political, social, environmental, and economic platforms, hence consultation with tangata whenua under the RMA should be directed to the Trust at [info@tumaira.nz](mailto:info@tumaira.nz).

## Map of Area of Interest

The following map sets out the Rangitāne o Wairarapa and Rangitāne o Tamaki Nui-ā-Rua area of interest used for the purposes of negotiations with the Crown for the settlement of the Rangitāne o Wairarapa and Rangitāne o Tamaki Nui-ā-Rua - historical Treaty claims.



## Ngāti Kahungūnu ki Wairarapa

Ngāti Kahungūnu ki Wairarapa means the collective group composed of individuals who are descended from one or more hapū of Ngāti Kahungūnu ki Wairarapa. Descended means that a person is descended from another person of Ngāti Kahungūnu ki Wairarapa by birth, legal adoption or a whāngai (Māori customary adoption) in accordance with Ngāti Kahungūnu ki Wairarapa tikanga.

Ngāti Kahungūnu ki Wairarapa includes the following hapū:

- |   |                            |
|---|----------------------------|
| (1) Ngāti Hakeke:                             | (2) Ngāti Hāmua:           |
| (3) Ngāi Hangarākau/Ngāti/Ngāi Te Hangarākau: | (4) Ngāti Hikarahui:       |
| (5) Ngāti Hikarara:                           | (6) Ngāti Hikawera:        |
| (7) Ngāti Hinekōrako:                         | (8) Ngāti Hinemau:         |
| (9) Ngāti Hinepare:                           | (10) Ngāti Hineraumoa:     |
| (11) Ngāti Hinetaurira:                       | (12) Ngāti Hinetearorangi: |
| (13) Ngāti Hinewaka:                          | (14) Ngāti Hōpara:         |
| (15) Ngāti Ihaka Rautahi:                     | (16) Ngāti Ira:            |
| (17) Ngāti Kahukura-a-whitia:                 | (18) Ngāti Kahukuranui:    |
| (19) Ngāti Kaihuitū:                          | (20) Ngāti Kaingaahi:      |
| (21) Ngāti Kaiparuparu:                       | (22) Ngāti Kakawa:         |
| (23) Ngāti Kaihihi:                           | (24) Ngāti Kaumoana:       |
| (25) Ngāti Kere:                              | (26) Ngāti Kirikōhatu:     |
| (27) Ngāti Kōura:                             | (28) Ngāti Maahu:          |
| (29) Ngāti Mariunga:                          | (30) Ngāti Maru:           |
| (31) Ngāti Mātangiuru:                        | (32) Ngāti Matehau:        |
| (33) Mere Te Huinga:                          | (34) Ngāti Meroiti:        |
| (35) Ngāti Moe:                               | (36) Ngāti Muretū:         |

- |                                   |                                     |
|-----------------------------------|-------------------------------------|
| (37) Ngāti Mutuahi:               | (38) Ngāti Ngāpuoterangi:           |
| (39) Ngāti Pakapaka:              | (40) Ngāti Pakuahi:                 |
| (41) Ngāti Pākuia:                | (42) Ngāti Parakiore:               |
| (43) Ngāti Pārera:                | (44) Ngāti Pāteika:                 |
| (45) Ngāti Pōhatu:                | (46) Ngāti Pōhoi:                   |
| (47) Ngāti Puha:                  | (48) Ngāti Punarewa:                |
| (49) Ngāti Rakāipaaka:            | (50) Ngāti Rākairangi:              |
| (51) Ngāti/Ngāi Rākaiwhakairi:    | (52) Ngāti Rangaranga:              |
| (53) Ngāti Rangitātāia:           | (54) Ngāti Rangitehewa:             |
| (55) Ngāti Rangiwhakaewa:         | (56) Ngāti Rongomaiaia:             |
| (57) Ngāti Rua:                   | (58) Ngāti Ruawahine:               |
| (59) Ngāti Tahitokuru:            | (60) Ngāi Tahu/Tahu Makakanui:      |
| (61) Ngāti Tamahau:               | (62) Ngāti Tāmanuhiri:              |
| (63) Ngāi Tāneroa/Taneroroa:      | (64) Ngāti Tangatakau:              |
| (65) Ngāti Tāpatu:                | (66) Ngāti Tauiao:                  |
| (67) Ngāti Te Ahuahu:             | (68) Ngāi Te Ao:                    |
| (69) Ngāti Te Aokino:             | (70) Ngāti Te Aomatarahi:           |
| (71) Ngāi/Ngāti Te Aomataura:     | (72) Ngāti Te Atawhā:               |
| (73) Ngāti Te Hau:                | (74) Te Hika o Pāpāuma:             |
| (75) Ngāti Te Hina/Te Hina Ariki: | (76) Ngāti Te Kai:                  |
| (77) Ngāti Te Kawekairangi:       | (78) Ngāti Te Koro o Ngā Whenua:    |
| (79) Ngāti Te Korou:              | (80) Ngāti Te Noti:                 |
| (81) Ngāti Te Opekai:             | (82) Ngāti Te Raetea:               |
| (83) Ngāti Te Rangi-koia-anake:   | (84) Ngāi / Ngāti Te Rangitāwhanga: |

- |                             |                               |
|-----------------------------|-------------------------------|
| (85) Ngāti Te Rangitotohu:  | (86) Ngāi Te Rautangata:      |
| (87) Ngāi Te Rehunga:       | (88) Ngāti Te Tohinga:        |
| (89) Ngāti Te Tomo:         | (90) Ngāti Te Whātui:         |
| (91) Ngāti Te Whiunga:      | (92) Ngāti Tū:                |
| (93) Ngāti Tūhakeke:        | (94) Ngāi Tūkaihora:          |
| (95) Ngāti Tūkōkō:          | (96) Tūmaiteuru:              |
| (97) Ngāti Tūmanawa:        | (98) Ngāi Tūmapuhia-a-Rangi:  |
| (99) Ngāi Tuohungia:        | (100) Ngāti Tūranga:          |
| (101) Ngāti Tūtawake:       | (102) Ngāi Tūtemiha:          |
| (103) Ngāti Tūtohangarangi: | (104) Ngāti Ūpokoiri:         |
| (105) Ngāti Waipūhoro:      | (106) Ngāti Whai-tongarerewa: |
| (107) Ngāti Whaiwhati:      | (108) Ngāti Whakamana:        |
| (109) Ngāti Whatuiāpiti:    | (110) Ngāti Wheke.            |

## The Area of Interest

The area of interest means the area shown as the Ngāti Kahungūnu ki Wairarapa area of interest in the map below.

The following is a narrative description of the Ngāti Kahungūnu ki Wairarapa area of interest and map which gives a graphic description.

### Akura

1. Te Rongomahina mau ana ki Mangatakoto mau ana ki Whakarongorongo mau ana ki te awa o Tutahuna ki Piripiri ki Mamaukarua, mau ana ki Waipoua ki Piripiri ki Ruapautihi mau ana ki Kaitamarote ki Mahikiekie ki te ngutu o Mangatakoto mau ana ki Te Papa o te Kohatu ki Te Huru o te Koromiko ki Marapu ki Kapupo ki te Manga a Te Wakarihi ki te Awa o Tawhiti Waingawa mau ana ki roto ki Waipoua ki te rohe Pihopa o Aotearoa [Rongo Parahirahi] mau ana ki Wharerua ki te rua o Takiwhenua mau ana ki Mopuna ki te rohe o Akura ki Waingawa ka whati i runga i te rohe o Wiremu Kingi i araitia te rohe o Te Manihera mau ana ki Rangitakaiwaho me Piripiri ka hoki ki Rongomahina.

### **Te Ore Ore Marae**

2. Commencing at the Mataikona Block and following the Aohanga River inland to the Waingongoro Stream then north to the Makatote Stream to the Mataikona River inland to Pakowhai River then north along the Puketoi Ranges to Mangatainoka then south to Eketahuna. From this point we head west to Pukemoremore then south along the Tararua Ranges to Mount Alpha, east towards and along the Waiohine River then north along the Taratahi/Hikawera block to the Waingawa River. The line then proceeds south to the Taueru Junction then east across the Maungaraki Ranges to Kaiwhata and north along the coast back to Aohanga.

### **Hurunui-o-Rangi Marae**

3. Mataikona River inland to the Pakowhai River then north along the Puketoi Ranges to Mangatainoka then south to Eketahuna then west towards Pukemoremore then south along the Tararua Ranges to Mount Alpha then following the headwaters of the Waiohine River east then north along the Taratahi/Hikawera block to Waingawa East to converge with the Ruamahanga then south to Huangarua River across to Maungaraki to Pahaoa then along the coast line to Mataikona the starting point.

### **Pāpāwai Marae**

4. From the mouth of the Orongorongo east along the southern coast to Whangaimoana. Inland to Ruakokoputuna turning to the east and the mouth of the Awhea. North along the coast to Uruti then inland to Maungaraki then Rangitumau. North again to Pukaha then on to Arete. Heading south along the Tararua and Remutaka ranges to the mouth of the Orongorongo.

### **Te Hika O Pāpāuma**

5. In former times the hapū boundaries were known as the Castlepoint Purchase Block. It extended from the north at Akitio/Cape Turnagain along the coast line down towards Whareama there by following the river inland to Taueru, from Taueru inland through the mountain range, Maungaraki to the Puketoi Range and from Pongaroa back out to Akitio/Cape Turnagain.

### **Ngāi Tumapūhia-ā-Rangi**

6. This claim covers the traditional rohe of Ngāi Tumapūhia ā Rangi, which is located on the eastern shores of the district of Wairarapa and extends inland to the Maungaraki Range and South to the Awhea River.

“Mai i Whareama ki Taueru, whiti atu ki te Taumata o te Hangatu, ahu atu ki te Karaka o Waimatua ki Wainuioru, ahu atu ki te Karaka o Waimatua ki Te Awhea rere atu ki Hawerawera ki te ngutu awa o Te Awhea, rere atu ma te takutai ki Whareama.”

## **Wairarapa Moana**

7. Wairarapa Lakes including Wairarapa Moana, Onoke Moana, and the Ruamahanga River connecting both lakes, to the spit between Okorewa and Kiriwai and all surrounding lands covered by the traditional flood-line pre the 1855 earthquake.

## **Ngāti Hinewaka**

8. Ngāti Hinewaka are a coastal people. Their lands extend from Lake Onoke in the South along the south Wairarapa Coast, around Matakītaki-akupe, up the East Coast through the area around Te Unuunu (Flat Point), inland towards Kehemane (Tablelands), and back towards the Ruamahanga River and down the river to Onoke. Ngāti Hinewaka's rohe embraces significant amounts of coastal land and land with high cultural, historical, and archaeological value.

## Map of Area of Interest

The following map sets out the Ngāti Kahungūnu ki Wairarapa area of interest used for the purposes of negotiations with the Crown for the settlement of the Ngāti Kahungūnu ki Wairarapa- historical Treaty claims.



Ngāti Kahungūnu ki Wairarapa-Tāmaki Nui ā Rua Claim Boundary

NOTE: This area of interest is for the purposes of the negotiations for the settlement of the Ngāti Kahungūnu ki Wairarapa-Tāmaki Nui ā Rua Claims and does not delineate iwi boundaries.

## Strategic Direction

The objectives in the Strategic Direction Chapter outline the key strategic matters for the districts and guide decision making at a strategic level. The objectives in the Strategic Direction Chapter are to be read together and there is no hierarchy between them. All other objectives and policies in the District Plan should be read and achieved in a manner consistent with the objectives in the Strategic Direction Chapter.

For the purpose of plan development, including plan changes, the objectives in the Strategic Direction Chapter provide guidance on the key strategic or significant matters for the district that are relevant when developing District Plan provisions.

For the purpose of plan implementation (including in the determination of resource consent applications and notices of requirement), the objectives in the Strategic Direction Chapter provide guidance on what the related objectives and policies in other chapters of the Plan are seeking to achieve in relation to key strategic or significant matters for the district.

## CCR - Climate Change and Resilience

### Objectives

<b>CCR-O1</b>	<b>Climate change mitigation</b>
The Wairarapa develops and functions in a way that assists in the transition to a low-carbon future.	
<b>CCR-O2</b>	<b>Adapting to climate change</b>
The Wairarapa is resilient, adapts to the effects of climate change, and recognises the opportunities and risks associated with those effects.	
<b>CCR-O3</b>	<b>Resilience to natural hazards</b>
The Wairarapa develops and functions in a way that does not increase risk and consequences of <i>natural hazards</i> .	
<b>CCR-O4</b>	<b>Water resilience</b>
Land use activities support and enhance water resilience, and adaptive management is encouraged.	

## HC - Historic and Cultural Heritage

### Objectives

<b>HC-01</b>	<b>Protection of heritage values</b>
The cultural, spiritual, and/or historical values associated with historic heritage and sites and areas of significance to Rangitāne o Wairarapa and Ngāti Kahungūnu ki Wairarapa are recognised, protected and maintained.	
<b>HC-02</b>	<b>Tangata whenua identity and values</b>
Sites and features that have been identified as having special qualities and values that contribute to Rangitāne o Wairarapa and Ngāti Kahungūnu ki Wairarapa's sense of place and identity are recognised and protected.	

## NE - Natural Environment

### Objectives

<b>NE-O1</b>	<b>Natural character, landscapes, features, and ecosystems</b>
The natural environment contributes positively to the Wairarapa's sense of place and identity.	
<b>NE-O2</b>	<b>Wairarapa Moana</b>
The mauri of Wairarapa Moana is restored.	
<b>NE-O3</b>	<b>Open space</b>
The Wairarapa community has access to a diverse range of open spaces within which: <ol style="list-style-type: none"> <li>1. there is a wide range of recreational opportunities and experiences; and</li> <li>2. areas with natural, ecological, and landscape values, and sites of significance to tangata whenua are protected.</li> </ol>	
<b>NE-O4</b>	<b>Coastal environment</b>
The special qualities of the Wairarapa <i>coastal environment</i> are recognised and protected from inappropriate subdivision, use, and development.	
<b>NE-O5</b>	<b>Integrated management</b>
Land and water are managed using an integrated approach, in collaboration with tangata whenua, the community, and other government entities.	
<b>NE-O6</b>	<b>Healthy ecosystems</b>
The biological diversity of indigenous species and habitats within the Wairarapa are maintained and enhanced, and restored where degraded.	

## RE – Rural Environment

### Objectives

<b>RE-O1</b>	<b>Social and economic wellbeing</b>
The Wairarapa's rural environment contributes positively to the region's economic and social wellbeing.	
<b>RE-O2</b>	<b>Productive capacity</b>
The General Rural Zone remains available for <i>primary production</i> activities and productive capacity is protected.	
<b>RE-O3</b>	<b>Highly productive land</b>
Highly productive land is protected for use in <i>land-based primary production</i> , both now and for future generations.	
<b>RE-O4</b>	<b>Character of the rural environment</b>
The character of the rural environment is maintained and enhanced.	
<b>RE-O5</b>	<b>Rural lifestyle</b>
Opportunities for rural lifestyle subdivision and development are only provided in parts of the rural environment where they do not conflict with enabling primary production and protecting the productive capacity of land.	

## TW - Tangata Whenua

### Objectives

<b>TW-O1</b>	<b>Recognition and protection</b>
The values, rights, and interests of Rangitāne o Wairarapa and Ngāti Kahungūnu ki Wairarapa are recognised and protected.	
<b>TW-O2</b>	<b>Active participation</b>
Rangitāne o Wairarapa and Ngāti Kahungūnu ki Wairarapa actively participate in resource management processes.	
<b>TW-O3</b>	<b>Use of Māori land</b>
Rangitāne o Wairarapa and Ngāti Kahungūnu ki Wairarapa can protect, develop, and use <i>Māori land</i> to undertake <i>customary activities</i> , and to support their social and economic aspirations.	
<b>TW-O4</b>	<b>Kaitiakitanga</b>
Rangitāne o Wairarapa and Ngāti Kahungūnu ki Wairarapa can exercise kaitiakitanga and engage with their culture, traditions, ancestral lands, <i>waterbodies</i> , sites, areas, and landscapes and other taonga of significance to Māori.	

## UFD – Urban Form and Development

### Objectives

<b>UFD-O1</b>	<b>Urban form of the Wairarapa</b>
Wairarapa's urban form is a series of connected urban areas located along the main transport routes which each support a local community.	
<b>UFD-O2</b>	<b>Urban growth</b>
The Wairarapa's urban areas grow in a planned, efficient, and structured way to meet future needs in a responsive manner that:	
<ol style="list-style-type: none"> <li>1. provides for a variety of housing types that respond to a range of community needs;</li> <li>2. enables greater densities of development in areas with sufficient infrastructure capacity and located close to centres, services, open spaces and/or public transport;</li> <li>3. is compatible with the character and amenity of the urban areas.</li> </ol>	
<b>UFD-O3</b>	<b>Urban land supply</b>
There is sufficient <i>development capacity</i> to meet the Wairarapa's housing, commercial, industrial, educational, and recreational needs.	
<b>UFD-O4</b>	<b>Infrastructure capacity</b>
Urban growth and development is integrated with the efficient provision, including the timing and funding, of <i>infrastructure</i> , schools, and open spaces.	
<b>UFD-O5</b>	<b>Vibrant town centres</b>
The Wairarapa contains vibrant and viable town centres that are the location for shopping, leisure, cultural, entertainment, and social interaction experiences and provide for the community's employment and economic needs.	
<b>UFD-O6</b>	<b>Commercial activities</b>
<i>Commercial activities</i> located outside of town centres do not undermine the function and viability of the Wairarapa's town centres.	

## INF – Infrastructure

### Objectives

INF-O1	Infrastructure
<p>The benefits of infrastructure are recognised, while ensuring its adverse effects are well managed, and infrastructure is protected from incompatible land use, subdivision and development, including reverse sensitivity effects.</p>	

## ENG – Energy

This chapter contains rules that have legal effect. They are identified with a red gavel symbol  next to the provision reference number. **Red box** indicates where only part of a provision takes legal effects.

Energy is 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. Tangata whenua understands the potential of renewable energy and its value in Wairarapa not just to whanau and hapu but for commercial reasons too.

The RMA 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.

The provisions in this chapter have been developed to give effect to the National Policy Statement for Renewable Energy Generation 2011, which seeks to enable the sustainable management of renewable electricity generation.

Domestic small-scale wind turbines and solar panels 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 solar and wind, although options such as biomass or wave energy may become more technically and economically viable in the future.

Across New Zealand – including in the Wairarapa – electricity generated by solar panels and wind turbines is therefore likely to form an important component of renewable energy development in the foreseeable future. Providing for renewable energy plays critical role in reducing reliance on non-renewable energy and assists in decarbonisation. 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 in open usually prominent locations where the wind resource occurs. Similarly, the Wairarapa has relatively high sunshine hours and areas potentially suitable for solar farms at various scales.

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 districts, 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. Solar energy generation poses similar tensions. High quality solar farms need to account for the following in their design which constrains where they can be located:

- a. The solar irradiance of an area.
- b. Proximity to an existing substation or existing overhead line.
- c. Flat land with a less than 5-degree slope.

By their nature, there is tensions between other competing land uses, in particular primary production.

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.

The provisions within this chapter apply on a district-wide basis. As such, the rules in the zone and district wide chapters do not apply to renewable electricity generation unless specifically stated within a rule or standard in this chapter. The objectives and policies in district-wide overlay chapters and the objectives, policies and rules of the subdivision chapter apply to renewable electricity generation where applicable.

## Objectives

<b>ENG-01</b>	<b>Benefits of renewable electricity generation</b>
The significant local, regional, and national benefits of <i>renewable electricity generation</i> are recognised and provided for.	
<b>ENG-02</b>	<b>Adverse effects of renewable electricity generation</b>
<i>Renewable electricity generation</i> activities are designed and located to minimise adverse effects on communities and the environment while recognising their operational or locational constraints.	

<b>ENG-O3</b>	<b>Energy generation and efficiency</b>
To move the Wairarapa towards a low emission economy through the efficient use of energy efficiency and generation of electricity from renewable sources in the Wairarapa.	

## Policies

<b>ENG-P1</b>	<b>Enable site investigations for renewable electricity generation</b>
Enable activities associated with investigating site suitability for <i>renewable electricity generation</i> .	
<b>ENG-P2</b>	<b>Enable small-scale renewable electricity generation</b>
Enable <i>small-scale renewable electricity generation</i> where it is of a form and scale that avoids, remedies, or mitigates its adverse effects.	
<b>ENG-P3</b>	<b>Provide for community-scale renewable electricity generation</b>
Encourage <i>community-scale renewable electricity generation</i> in the General Rural Zone where effects are appropriately managed, by having regard to: <ul style="list-style-type: none"> <li>a. benefits of community scale renewable electricity generation, including resilience benefits;</li> <li>b. transport and <i>infrastructure</i> capacity to accommodate the activity;</li> <li>c. the ability to protect the <i>productive capacity</i> of <i>highly productive land</i>;</li> <li>d. potential adverse effects from the activity, including traffic generation, visual, light, safety, and noise;</li> <li>e. cumulative effects with other renewable electricity generation developments;</li> <li>f. risk from natural hazards, where relevant;</li> <li>g. the scale of the activity and potential effects on the surrounding area;</li> <li>h. potential for adverse effects on natural features and landscapes, waterbodies, indigenous biodiversity, historic heritage, and sites of significance to Māori;</li> <li>i. the design and site layout of the activity and its ability to internalise effects;</li> <li>j. consideration of long-term management and responsibilities for the development; and</li> <li>k. whether there is adequate separation from sensitive activities to ensure adverse effects, including potential adverse reverse sensitivity effects, are minimised.</li> </ul>	

<b>ENG-P4</b>	<b>Large-scale renewable electricity generation activities</b>
<p>Provide for <i>large-scale renewable electricity generation activities</i> where effects are appropriately managed, by having regard to:</p> <ul style="list-style-type: none"> <li>a. benefits of large-scale renewable electricity generation;</li> <li>b. any locational, technical, or operational constraints;</li> <li>c. transport and <i>infrastructure</i> capacity to accommodate the activity;</li> <li>d. earthworks and construction effects;</li> <li>e. the design and site layout of the activity and its ability to internalise effects;</li> <li>f. potential adverse effects from the activity, including traffic generation, visual, light, safety, and noise;</li> <li>g. whether there is adequate separation from <i>sensitive activities</i> to ensure adverse effects, including potential adverse reverse sensitivity effects, are minimised;</li> <li>h. cumulative effects from multiple renewable electricity generation activities;</li> <li>i. potential for adverse effects on natural features and landscapes, waterbodies, indigenous biodiversity, historic heritage, and sites of significance to Māori;</li> <li>j. potential effects on the <i>productive capacity</i> of the land, including the ability to protect the <i>productive capacity of highly productive land</i>;</li> <li>k. consideration of long-term management and responsibilities for the development; and</li> <li>l. any adaptive management measures proposed.</li> </ul>	
<b>ENG-P5</b>	<b>Reverse sensitivity</b>
<p>Manage subdivision and land use activities to avoid adverse effects on the efficient operation of established <i>renewable electricity generation facilities</i>.</p>	
<b>ENG-P6</b>	<b>Operation, <i>maintenance, repair, removal and upgrade of renewable electricity generation activities</i></b>
<p>Enable the operation, maintenance, repair and removal of existing renewable electricity generation and provide for the upgrade of renewable electricity generation where the effects are appropriately managed.</p>	

## Rules

<b>ENG-R1</b>		<b>Installation, <i>maintenance, repair, upgrade</i>, and removal of new utility equipment for investigating a site for suitability for a <i>renewable electricity generation activity</i>.</b>
	<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. ENG-S1.</p>
	<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with ENG-R1(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Local, regional, and national benefits.</li> <li>2. Effects on the safe, effective, and efficient functioning of the transport network during construction.</li> <li>3. The suitability of the site for investigation.</li> <li>4. Noise, amenity, and visual effects.</li> <li>5. The type, scale, form, and location of any structure.</li> <li>6. Health and safety.</li> <li>7. Actual and potential loss of <i>highly productive land</i>.</li> </ol>

<b>ENG-R2</b>		<b>Operation, <i>maintenance, repair</i>, and removal of existing <i>renewable electricity generation activities</i></b>
	<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. The operation, maintenance and repair are not otherwise provided for by ENG-R3 or ENG-R4; and</p> <p style="padding-left: 40px;">b. All aboveground structures that are no longer required for <i>renewable electricity generation</i> purposes are removed within two years of being replaced or becoming redundant:</p>
	<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with ENG-R2(1).</p> <p>Matters of discretion:</p>

	<ol style="list-style-type: none"> <li>1. The <i>functional need</i> and <i>operational need</i> for structures to remain.</li> <li>2. Actual and potential loss of <i>highly productive land</i>.</li> </ol>
--	---

<b>ENG-R3</b>	<b><i>Small-scale renewable electricity generation activities, including operation, maintenance, repair, and upgrade</i></b>
<b>All zones</b>	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Electricity generation is from solar panels only; and</li> <li>b. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. ENG-S4;</li> <li>ii. ENG-S5; and</li> <li>iii. ENG-S6</li> </ol> </li> </ol>
<b>General Rural Zone</b>	<ol style="list-style-type: none"> <li>2. Activity status: <b>Controlled</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Electricity generation is from a maximum of one wind turbine only; and</li> <li>b. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. ENG-S2;</li> <li>ii. ENG-S4;</li> <li>iii. ENG-S5; and</li> <li>iv. ENG-S6.</li> </ol> </li> </ol> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. Benefits of small-scale electricity generation, including resilience benefits.</li> <li>2. Noise, amenity, and visual effects.</li> <li>3. The type, scale, form, and location of structures.</li> <li>4. Measures to avoid and minimise any potential loss of highly productive land.</li> </ol>
<b>All zones</b>	<ol style="list-style-type: none"> <li>3. Activity status: <b>Restricted discretionary</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with ENG-R3(1) or ENG-R3(2).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Benefits of small-scale electricity generation, including resilience benefits.</li> <li>2. Noise, amenity, and visual effects.</li> <li>3. The type, scale, form, and location of any structure.</li> </ol>

	4. Actual and potential loss of highly productive land.
--	---

<b>ENG-R4</b> 	<b>Community-scale renewable electricity generation (solar), including operation, maintenance, repair, and upgrade</b>
<b>General Rural Zone</b>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity is not located within: <ul style="list-style-type: none"> <li>i. moderate hazard areas;</li> <li>ii. high hazard areas;</li> <li>iii. areas of Outstanding Natural Character;</li> <li>iv. areas of High and Very High Natural Character;</li> <li>v. Outstanding Natural Features and Landscapes;</li> <li>vi. Coastal Environment;</li> <li>vii. sites and areas of significance to Māori;</li> <li>viii. <i>Significant Natural Areas</i>; or</li> <li>ix. <i>Highly productive land</i>.</li> </ul> </li> <li>b. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. ENG-S2;</li> <li>ii. ENG-S4;</li> <li>iii. ENG-S5; and</li> <li>iv. ENG-S6.</li> </ul> </li> </ul> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>1. Benefits of community-scale electricity generation, including resilience benefits.</li> <li>2. Cumulative effects with other renewable electricity generation developments.</li> <li>3. Noise, amenity, and visual effects.</li> <li>4. The type, scale, form, and location of structures.</li> <li>5. Consideration of long-term management and responsibilities for the development.</li> <li>6. Effects on the road network.</li> <li>7. Measures to manage effects on adjacent areas of <i>outstanding natural features and landscapes, surface waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ul>
<b>General Rural Zone</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity is located in a moderate <i>hazard area</i>; or</li> <li>b. Compliance is not achieved with ENG-R4(1)(b).</li> </ul>

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Benefits of community-scale renewable electricity generation, including resilience benefits.</li> <li>2. Effects on the road network.</li> <li>3. Noise, amenity, and visual effects.</li> <li>4. Cumulative effects with other renewable electricity generation developments.</li> <li>5. Risk from natural hazards, where relevant.</li> <li>6. The type, scale, form, and location of any structure.</li> <li>7. Effects on adjacent areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ol>
<p><b>All other zones</b></p>	<p>3. Activity status: <b>Restricted discretionary</b></p> <ol style="list-style-type: none"> <li>a. The activity is not located within:             <ol style="list-style-type: none"> <li>i. high hazard areas;</li> <li>ii. areas of Outstanding Natural Character;</li> <li>iii. areas of High and Very High Natural Character,</li> <li>iv. Outstanding Natural Features and Landscapes;</li> <li>v. Coastal Environment area;</li> <li>vi. sites and areas of significance to Māori;</li> <li>vii. Significant Natural Areas; or</li> <li>viii. <i>Highly productive land</i>.</li> </ol> </li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Benefits of community-scale renewable electricity generation, including resilience benefits.</li> <li>2. Effects on the road network.</li> <li>3. Noise, amenity, and visual effects.</li> <li>4. Cumulative effects with other renewable electricity generation developments.</li> <li>5. Risk from natural hazards, where relevant.</li> <li>6. Consideration of long-term management and responsibilities for the development.</li> <li>7. The type, scale, form, and location of any structure.</li> <li>8. Effects on adjacent areas of <i>outstanding natural features and landscapes, surface waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ol>
<p><b>All zones</b></p>	<p>4. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity is located within:             <ol style="list-style-type: none"> <li>i. high hazard areas;</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>ii. areas of Outstanding, Very High, or High Natural Character;</li> <li>iii. Outstanding Natural Features and Landscapes;</li> <li>iv. Coastal Environment;</li> <li>v. sites and areas of significance to Māori;</li> <li>vi. Significant Natural Areas; or</li> <li>vii. <i>Highly productive land.</i></li> </ul>
--	--

<b>ENG-R5</b> 	<b>Community-scale renewable electricity generation (wind), including operation, maintenance, repair, and upgrade</b>
<b>General Rural Zone</b>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity is not located within: <ul style="list-style-type: none"> <li>i. moderate hazard areas;</li> <li>ii. high hazard areas;</li> <li>iii. areas of Outstanding Natural Character;</li> <li>iv. areas of High and Very High Natural Character,</li> <li>v. Outstanding Natural Features and Landscapes,</li> <li>vi. Coastal Environment;</li> <li>vii. sites and areas of significance to Māori,</li> <li>viii. Significant Natural Areas; or</li> <li>ix. <i>Highly productive land.</i></li> </ul> </li> <li>b. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. ENG-S3;</li> <li>ii. ENG-S4;</li> <li>iii. ENG-S5; and</li> <li>iv. ENG-S6</li> </ul> </li> </ul> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. Benefits of community-scale renewable electricity generation, including resilience benefits.</li> <li>2. Noise effects.</li> <li>3. Landscape, visual, and amenity effects, including shadow flicker.</li> <li>4. The type, scale, form, and location of structures.</li> <li>5. Effects on the safe, effective, and efficient functioning of the transport network during construction.</li> <li>6. Consideration of long-term management and responsibilities for the development.</li> <li>7. Cumulative effects with other renewable electricity generation developments.</li> <li>8. Measures to manage effects on adjacent areas of <i>outstanding natural features and landscapes, waterbodies, indigenous</i></li> </ol>

		<i>vegetation</i> , historic heritage, and <i>sites</i> and areas of significance to Māori.
	<b>General Rural Zone</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with ENG-R5(1)(b).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Benefits of community-scale renewable electricity generation, including resilience benefits.</li> <li>2. Effects on the safe, effective, and efficient functioning of the transport network during construction.</li> <li>3. Noise, amenity, and visual effects, including shadow flicker.</li> <li>4. Cumulative effects with other renewable electricity generation developments.</li> <li>5. Risk from natural hazards, where relevant.</li> <li>6. The type, scale, form, and location of any structure.</li> <li>7. Effects on adjacent areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ol>
	<b>General Rural Zone</b>	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with ENG-R5(1)(a).</p>
	<b>All other zones</b>	4. Activity status: <b>Discretionary</b> .

<b>ENG-R6</b>	<b><i>Large-scale renewable electricity generation activities or upgrade of existing large-scale renewable electricity generation activities</i></b>	
	<b>General Rural Zone</b>	1. Activity status: <b>Discretionary</b> .
	<b>All other zones</b>	2. Activity status: <b>Non-complying</b> .

<b>ENG-R7</b>	<b><i>Renewable electricity generation activities not otherwise provided for</i></b>	
	<b>All zones</b>	1. Activity status: <b>Discretionary</b> .

<b>ENG-R8</b>	<b>Non-renewable electricity generation activities</b>
<b>All zones</b>	1. Activity status: <b>Non-complying</b> .

## Standards

<b>ENG-S1</b>	<b>Investigations</b>
All Zones	<ol style="list-style-type: none"> <li>1. Wind monitoring masts do not exceed 90 m in <i>height</i> in the General Rural Zone, and 20 m in <i>height</i> in all other zones.</li> <li>2. Other than for anemometers, any other utility equipment does not exceed the permitted <i>height in relation to boundary</i> and setback standards for the underlying zone.</li> <li>3. All masts are removed at the end of the investigation period.</li> <li>4. The site is restored to its pre-works condition after completion of all investigation activities, and the removal of all investigation equipment.</li> <li>5. The investigation equipment is not <i>on-site</i> for more than a total period of five years.</li> </ol>
<b>ENG-S2</b>	<b>Community-scale solar electricity generation</b>
All Zones	<ol style="list-style-type: none"> <li>1. The area occupied by solar panels covers a maximum area of 1 ha.</li> <li>2. Any freestanding solar panel <i>structure</i> must not exceed: <ol style="list-style-type: none"> <li>a. the permitted <i>height in relation to boundary</i> for the underlying zone;</li> <li>b. the permitted setback standards for the underlying zone; or</li> <li>c. a maximum <i>height</i> of 6 m above ground level.</li> </ol> </li> </ol>
<b>ENG-S3</b>	<b>Community-scale wind turbine requirements</b>
All Zones	<ol style="list-style-type: none"> <li>1. Maximum <i>height</i> above natural <i>ground level</i> to the tip of the blade: 65m.</li> <li>2. Maximum number of turbines per site: three turbines.</li> <li>3. All turbines must be set back a distance of not less than three times the height of the turbine, from the boundary of any other site in different ownership, any road and any above ground communication or electrical transmission lines.</li> </ol>

<b>ENG-S4</b>	<b>Maximum height and setbacks</b>
All Zones	Except as required by standards ENG-S2 and ENG-S3, <i>buildings and structures</i> comply with the <i>building height</i> , setback, and <i>height in relation to boundary</i> standards for the underlying zone.
<b>ENG-S5</b>	<b>Light</b>
All Zones	Activities must meet the light standards in LIGHT.
<b>ENG-S6</b>	<b>Noise</b>
All Zones	Activities must meet the noise standards in NOISE.

## NU – Network Utilities

The Wairarapa relies on *network utilities*, including energy transmission and 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.

Transport related network utilities including the road and rail network are not addressed in this chapter. They are covered by the Transport Chapter.

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

Some *network utilities* have the potential to have 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;
- risks to public health and safety; and
- noise and odour.

Likewise, land uses adjacent to *network utilities* can have an adverse effect on the ongoing function and operation of *network utilities*.

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

The provisions within this chapter apply on a district-wide basis. The rules in the zone chapters do not apply to *network utilities* unless specifically stated within a rule or standard in this chapter. The objectives, policies, and rules in district-wide overlay chapters do apply to *network utilities*.

### Relationship with other regulations

Additional regulatory requirements, separate to the District Plan, are also relevant to *network utilities*, including:

1. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA);
2. The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF);
3. The National Code of Practice for Utility Operators' Access to Transport Corridors;

4. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001); and

5. Electricity (Hazards from Trees) Regulations 2003.

In the case of conflict with any provision of this plan and any national environmental standard (including the NESETA or the NESTF), under Section 43B of the Act the provisions of the national environmental standards will prevail.

## Objectives

<b>NU-01</b>	<b>Benefits of <i>network utilities</i></b>
The benefits of effective, efficient, resilient, and safe <i>network utilities</i> are recognised and provided for.	
<b>NU-02</b>	<b>Adverse effects of <i>network utilities</i></b>
The adverse effects of <i>network utilities</i> on the environment are avoided, remedied, or mitigated, while recognising: <ul style="list-style-type: none"> <li>a. the <i>functional need</i> and <i>operational need</i> of network utilities; and</li> <li>b. that positive effects of <i>network utilities</i> may be realised locally, regionally, or nationally.</li> </ul>	
<b>NU-03</b>	<b>Adverse effects on <i>network utilities</i></b>
The safe function and operation of <i>network utilities</i> is protected from the adverse effects, including <i>reverse sensitivity</i> effects, of incompatible subdivision, use, and development.	
<b>NU-04</b>	<b><i>National Grid</i></b>
Subdivision, use, and development is managed to avoid reverse sensitivity effects on the <i>National Grid</i> and ensure that the operation, maintenance, repair, upgrading, and development of the <i>National Grid</i> is not compromised.	

## Policies

<b>NU-P1</b>	<b>Recognising the benefits of <i>network utilities</i></b>
Recognise the benefits of <i>network utilities</i> by: <ul style="list-style-type: none"> <li>a. enabling the operation, maintenance, repair, minor upgrading or removal of existing <i>network utilities</i> throughout the district;</li> </ul>	

<ul style="list-style-type: none"> <li>b. enabling investigation, monitoring, and navigation activities associated with <i>network utility</i> operations throughout the district;</li> <li>c. providing for substantial upgrades to, and the development of new, <i>network utilities</i>; and</li> <li>d. providing for the functions and responsibilities of <i>network utilities</i> as lifeline utilities during an emergency.</li> </ul>	
<b>NU-P2</b>	<b><i>Network utilities, land use, subdivision, development, and urban growth</i></b>
<p>Encourage the coordination of <i>network utilities</i> planning and delivery with land use, subdivision, development, and urban growth so that future land use and <i>network utilities</i> are integrated, safe, efficient, and aligned.</p>	
<b>NU-P3</b>	<b>Technological advances</b>
<p>Recognise the benefits of new technologies for <i>network utilities</i> that:</p> <ul style="list-style-type: none"> <li>a. improve access to, and efficient use of, networks and services;</li> <li>b. allow for the re-use of redundant services and <i>structures</i>;</li> <li>c. increase resilience, safety, or reliability of networks and services;</li> <li>d. result in environmental benefits and enhancements; or</li> <li>e. promote environmentally sustainable outcomes including green <i>infrastructure</i> and the increased the utilisation of renewable resources.</li> </ul>	
<b>NU-P4</b>	<b>Managing adverse effects of <i>network utilities</i></b>
<p>Manage the adverse effects of <i>network utilities</i>, including effects on natural and physical resources, amenity values, <i>sensitive activities</i>, and the health, safety, and wellbeing of people and communities by:</p> <ul style="list-style-type: none"> <li>a. controlling the <i>height</i>, bulk, and location of <i>network utilities</i>;</li> <li>b. requiring compliance with recognised standards or guidelines for the potential adverse effects of noise, vibration, radiofrequency fields, and electric and magnetic fields;</li> <li>c. requiring the undergrounding of new <i>network utilities</i> in urban areas unless there are technological or operational constraints, or natural or physical features that make underground placement impractical or unreasonable;</li> <li>d. encouraging the undergrounding of new and existing <i>network utilities</i> in all other areas;</li> <li>e. mitigating adverse visual effects through landscaping and/or the use of recessive colours and finishes, where possible; and</li> </ul>	

- f. requiring *network utilities* to adopt sensitive design to integrate network utilities within the site, existing built form and/or landscape, and to maintain the character and amenity of the surrounding area.

**NU-P5**

**Consideration of adverse effects of *network utilities***

Ensure that *network utilities* avoid, remedy, or mitigate adverse effects on the environment, while recognising the *functional need* and *operational need* of the *network utility*, and having regard to:

- a. the extent to which adverse effects have been addressed through site, route, or method selection and/or the extent to which the *network utility* is constrained by *functional need* or *operational need*;
- b. the necessity of the *network utility*, including:
  - i. the need to quickly repair and restore disrupted services; and
  - ii. the impact of not operating, repairing, maintaining, *upgrading*, removing, or developing the *network utility*;
- c. the time, duration, or frequency of adverse effects;
- d. the location of existing *network utilities*, including:
  - i. the complexity and connectedness of the networks and services; and
  - ii. the potential for co-location and shared use of *network utility* corridors; and
- e. anticipated outcomes for the receiving environment, including the role, function, and predominant planned character of the underlying zone.

**NU-P6**

**National Grid**

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

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

## Rules

NU-R1		Operation, maintenance, repair, and removal of existing aboveground and underground <i>network utilities</i>
All zones	1. Activity status: <b>Permitted</b> Where:  a. All aboveground structures that are no longer required for <i>network utility</i> purposes are removed within two years of being replaced or becoming redundant;  b. Compliance is achieved with NU-S1 - NU-S7.	
All zones	1. Activity status: <b>Restricted discretionary</b> Where:  a. Compliance is not achieved with NU-R1(1). Matters of discretion:  1. The <i>functional need</i> and <i>operational need</i> of, and benefits derived from, the <i>network utility</i> , including the potential impact on the levels of service or health and safety if the work is not undertaken.  2. The effects of non-compliance with any relevant Network Utilities Standards.  3. The location of <i>network utilities</i> , including the need for connections to existing networks and services.	
NU-R2		New underground <i>network utilities</i> (including <i>customer connection lines</i> ) and <i>upgrading</i> of existing underground <i>network utilities</i> , not otherwise provided for in this chapter
All zones	1. Activity status: <b>Permitted</b> Where:  a. Compliance is achieved with:  i. NU-S4; and ii. NU-S5.	
All zones	2. Activity status: <b>Non-complying</b> Where:  a. Compliance is not achieved with NU-R2(1)(a).	

NU-R3	Upgrading of existing above ground <i>network utilities</i>
<p style="text-align: center;"><b>All zones</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The realignment, relocation, or replacement of a line, pipe, telecommunication pole, <i>pole</i>, <i>tower</i>, conductor, switch, transformer, or ancillary structure is within 5m of the existing alignment or location;               <ul style="list-style-type: none"> <li>i. a <i>pole</i> is not replaced with a tower;</li> <li>ii. a replacement <i>pole</i>, tower, or telecommunication pole does not exceed the <i>height</i> of the replaced <i>pole</i> or tower or telecommunication pole by the greater of:                   <ul style="list-style-type: none"> <li>a) more than 15%; or</li> <li>b) the maximum <i>structure height</i> for the underlying zone set out in NU-S1;</li> </ul> </li> <li>iii. the diameter or width of a replacement <i>pole</i> or telecommunications <i>pole</i>:                   <ul style="list-style-type: none"> <li>a) does not exceed twice that of the replaced <i>pole</i> at its widest point; or</li> <li>b) where a single <i>pole</i> is replaced with a pi <i>pole</i>, the width of the pi <i>pole</i> structure must not exceed three times the width of the replaced <i>pole</i> at its widest point;</li> </ul> </li> <li>iv. a replacement tower's footprint does not exceed the width of the tower by more than 25%;</li> <li>v. there are no additional towers;</li> <li>vi. an additional <i>pole</i>, up to a maximum of two <i>poles</i>, is necessary to achieve the conductor clearances required by NZECP 34:2001; and</li> <li>vii. all structures that are no longer required for <i>network utility</i> purposes are removed within two years of being replaced or becoming redundant; or</li> </ul> </li> <li>b. The realignment, relocation, or replacement of any other <i>network utility</i>;               <ul style="list-style-type: none"> <li>i. all <i>structures</i> that are no longer required for <i>network utility</i> purposes are removed within two years of being replaced or becoming redundant; and</li> <li>ii. compliance is achieved with all Network Utilities Standards.</li> </ul> </li> </ul>
<p style="text-align: center;"><b>All zones</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NU-R3(1), NU-S1, or NU-S2.</li> </ul>

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need</i> and <i>operational need</i> of, and benefits derived from, the <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The bulk, height, location, and design of the network utility, including any associated <i>buildings or structures</i>.</li> <li>3. The amenity values of the respective zone and the extent to which any adverse amenity effects can be avoided, remedied, or mitigated.</li> <li>4. Site reinstatement.</li> <li>5. The duration, timing, and frequency of adverse effects.</li> <li>6. The effects of non-compliance with any relevant Network Utilities Standards.</li> <li>7. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> <li>8. Effects on areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> <li>9. The local, regional and national benefits of network utilities.</li> </ol>
<b>All zones</b>	<p>3. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NU-S4 or NU-S5.</li> </ol>

<b>NU-R4</b>	<b>Aboveground customer connection lines to existing above ground network utilities</b>
<b>Residential and Commercial Zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The connection does not include a new tower;</li> <li>b. The connection does not exceed three additional <i>poles</i>; and</li> <li>c. Compliance is achieved with all Network Utilities Standards.</li> </ol>
<b>All other zones</b>	<p>2. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with all Network Utilities Standards.</li> </ol>
<b>All zones</b>	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p>

	<p>a. Compliance is not achieved with NU-R4(1) or (2).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The purpose, necessity, and location of the aboveground <i>customer connection line</i>.</li> <li>2. The potential adverse amenity effects of the aboveground connection, including impacts on the amenity values of the locality, and any contribution to cumulative adverse effects.</li> <li>3. The effects of non-compliance with any relevant Network Utilities Standards.</li> <li>4. The location of ` , including the need for connections to existing networks and services.</li> <li>5. Effects on areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ol>
<b>All zones</b>	<p>4. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NU-S4 or NU-S5.</li> </ol>

NU-R5	Temporary network utilities
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The temporary <i>network utility</i> operates for a maximum of 12 months;</li> <li>b. All temporary <i>network utilities</i> and associated buildings and structures are removed from the site on completion of the works; and</li> <li>c. Compliance is achieved with all Network Utilities Standards.</li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NU-R5(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need and operational need of</i>, and benefits from, the temporary <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> </ol>

	<ol style="list-style-type: none"> <li>2. The bulk, <i>height</i>, location, and design of the <i>network utility</i>, including any associated <i>buildings</i> or <i>structures</i>.</li> <li>3. The amenity values of the respective zone and the extent to which any adverse amenity effects can be avoided, remedied, or mitigated.</li> <li>4. The effects of non-compliance with any relevant Network Utilities Standards.</li> <li>5. The necessity of the temporary <i>network utility</i>.</li> <li>6. The time, duration, or frequency of adverse effects.</li> <li>7. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> <li>8. Effects on areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ol>
<b>All zones</b>	<p>3. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NU-S4 or NU-S5.</li> </ol>

<b>NU-R6</b>	<b>Substations (including switching stations) or battery energy storage systems not enclosed by a <i>building</i></b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The maximum building and structure height is:             <ol style="list-style-type: none"> <li>i. 2.5m; or</li> <li>ii. complies with NU-S2.</li> </ol> </li> <li>b. The maximum area of the substation or energy storage batteries is:             <ol style="list-style-type: none"> <li>i. 20m<sup>2</sup> in Residential Zones; or</li> <li>ii. 30m<sup>2</sup> in all other Zones.</li> </ol> </li> <li>c. When located within or on a site adjacent to the General Residential Zone, the substation or energy storage batteries are set back from site boundaries to comply with the <i>height in relation to boundary</i> standard for the General Residential Zone; and</li> <li>d. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. NU-S4; and</li> <li>ii. NU-S5.</li> </ol> </li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p>

	<p>Where:</p> <p>a. Compliance is not achieved with NU-R6(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need and operational need of</i>, and benefits from, the <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The bulk, <i>height</i>, location, and design of the <i>network utility</i>, including any associated <i>buildings or structures</i>.</li> <li>3. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied, or mitigated, including:             <ol style="list-style-type: none"> <li>i. any innovative design that integrates the <i>network utility</i> within the site, existing built form and/or landscape in a way that assists to maintain the character and amenity of the surrounding area; and</li> <li>ii. whether the use of landscaping and/or recessive colours and finishes can assist to mitigate any adverse effects.</li> </ol> </li> <li>4. Whether the works may result in public health and/or safety risks.</li> <li>5. The effects of non-compliance with any relevant rule or standard.</li> <li>6. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> <li>7. Effects on areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> <li>8. The local, regional and national benefits of network utilities</li> </ol>
--	--

NU-R7	New network utilities in existing buildings
All zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>i. NU-S4; and</li> <li>ii. NU-S5.</li> </ol>
All zones	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NU-R7(1).</p>

<b>NU-R8</b>		<b>Navigational aids, sensing, and environmental monitoring equipment (including air quality and meteorological)</b>
	<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="margin-left: 40px;">a. Compliance is achieved with:</p> <p style="margin-left: 80px;">i. NU-S4; and</p> <p style="margin-left: 80px;">ii. NU-S5.</p>
	<b>All zones</b>	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p style="margin-left: 40px;">a. Compliance is not achieved with NU-R8(1).</p>

<b>NU-R9</b>		<b>Overhead lines and associated support structures (including those that convey electricity below 110kV)</b>
	<b>Rural Zones, General Industrial Zone</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="margin-left: 40px;">b. Compliance is achieved with all Network Utilities Standards.</p>
	<b>Rural Zones, General Industrial Zone</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="margin-left: 40px;">a. Compliance is not achieved with NU-R9(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need</i> and <i>operational need of</i>, and benefits from, the <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The effects of non-compliance with any Network Utilities Standards.</li> <li>3. The bulk, <i>height</i>, location, and design of the <i>network utility</i>, including any associated <i>buildings</i> or <i>structures</i>.</li> <li>4. The time, duration, or frequency of adverse effects.</li> <li>5. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> <li>6. Effects on areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ol>

	7. The local, regional and national benefits of network utilities.
<b>All other zones</b>	3. Activity status: <b>Discretionary</b> Where: a. Compliance is achieved with: i. NU-S4; and ii. NU-S5.
<b>All zones</b>	4. Activity status: <b>Non-complying</b> Where: a. Compliance is not achieved with NU-R9(3).

<b>NU-R10</b>	<b>Communications kiosk or minor utility <i>structures</i> and <i>cabinets</i>, and electric vehicle charging stations</b>
<b>All zones</b>	1. Activity status: <b>Permitted</b> Where: a. The <i>structure</i> does not exceed: i. A <i>height</i> of 3.5m and an area of 1.5m <sup>2</sup> ; or ii. A <i>height</i> of 2m and an area of 5m <sup>2</sup> ; and b. Compliance is achieved with: i. NU-S4; and ii. NU-S5.
<b>All zones</b>	2. Activity status: <b>Restricted discretionary</b> Where: a. Compliance is not achieved with NU-R10(1)(a). Matters of discretion: 1. The <i>functional need and operational need</i> of, and benefits from, the <i>network utility</i> , including the potential impact on the levels of service or health and safety if the work is not undertaken. 2. The bulk, height, location, and design of the <i>network utility</i> , including any associated buildings or structures. 3. The amenity values of the respective zone and the extent to which any adverse amenity effects can be avoided, remedied, or mitigated. 4. The effects of non-compliance with any relevant Network Utilities Standards.

	<p>5. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</p> <p>6. Effects on areas of outstanding natural features and landscapes, waterbodies, indigenous vegetation, historic heritage, and sites and areas of significance to Māori.</p>
<b>All zones</b>	<p>3. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NU-S4 or NU-S5.</p>

<b>NU-R11</b>	<b>Telecommunications or radiocommunication activities (not otherwise provided for by another rule in this chapter and not regulated in the NESTF)</b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. All telecommunications <i>poles</i> and <i>antenna</i> (except those located on the road reserve) shall not project above a 45° <i>height in relation to boundary</i> plane from points 3m above the site boundary when the adjoining property is zoned Residential (but not a road boundary);</p> <p>b. A panel <i>antenna</i>:</p> <ol style="list-style-type: none"> <li>i. does not exceed a width of 0.7m; and</li> <li>ii. when in a road reserve, fits within an envelope of 3.5m in length and 0.7m in width;</li> </ol> <p>c. A dish <i>antenna</i> does not exceed a diameter of 1.2m;</p> <p>d. Omni directional ‘whip’ or dipole <i>antenna</i> do not exceed:</p> <ol style="list-style-type: none"> <li>i. 1.6m in vertical length;</li> <li>ii. 60mm in diameter; and</li> <li>iii. 1.5m in horizontal length;</li> </ol> <p>e. A headframe does not exceed:</p> <ol style="list-style-type: none"> <li>i. 2.5m in diameter in Residential Zones (except when located in a road as provided for by (b)(ii) above); or</li> <li>ii. 6m in diameter in all other zones;</li> </ol> <p>f. For <i>antenna</i> attached to a <i>building</i>, the <i>antenna</i> does not exceed a height of 5m above the point of attachment to the <i>building</i>;</p> <p>g. Other <i>network utility buildings</i> or <i>structures</i> do not exceed a footprint of 6m<sup>2</sup> or a height of 1.8m; and</p>

		h. Compliance is achieved with all Network Utilities Standards.
	<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NU-R11(1); and</li> <li>b. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. NU-S4; and</li> <li>ii. NU-S5.</li> </ul> </li> </ul> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need</i> and <i>operational need</i> of, and benefits from, the temporary <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The bulk, <i>height</i>, location, and design of the <i>network utility</i>, including any associated <i>buildings</i> or <i>structures</i>.</li> <li>3. The amenity values of the respective zone and the extent to which any adverse amenity effects can be avoided, remedied, or mitigated.</li> <li>4. The effects of non-compliance with any relevant Network Utilities Standards.</li> <li>5. Whether the works may result in public health and/or safety risks.</li> <li>6. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> <li>7. Effects on areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ol>
	<b>All zones</b>	<p>3. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NU-S4 or NU-S5.</li> </ul>

<b>NU-R12</b>	<b>Telecommunications <i>poles</i> and new <i>antennas</i> (regulated by the NESTF that do not meet the permitted activity standards in Regulations 27, 29, 31, 33, or 35 of the NESTF)</b>	
<b>All zones</b>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. For panel <i>antenna</i>: a width of 0.8m is not exceeded;</li> </ul>	

	<p>b. For dish <i>antenna</i> located in the road reserve: the <i>antenna</i> does not exceed a diameter of:</p> <ol style="list-style-type: none"> <li>i. 0.6m in a residential zone; or</li> <li>ii. 0.9m in all other zones;</li> </ol> <p>c. For dish <i>antenna</i> not located in the road reserve: the <i>antenna</i> does not exceed a diameter of:</p> <ol style="list-style-type: none"> <li>i. 0.6m in a residential zone; or</li> <li>ii. 2m in all other zones; and</li> </ol> <p>d. Compliance is achieved with the <i>structure height</i> standards in NU-S1.</p> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need</i> and <i>operational need</i> of, and benefits from, the <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied, or mitigated.</li> <li>3. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> </ol>
<p><b>All zones</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NU-R12(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need</i> and <i>operational need</i> of, and benefits from, the temporary <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The bulk, <i>height</i>, location, and design of the <i>network utility</i>, including any associated <i>buildings</i> or <i>structures</i>.</li> <li>3. The amenity values of the respective zone and the extent to which any adverse amenity effects can be avoided, remedied, or mitigated.</li> <li>4. The effects of non-compliance with any relevant Network Utilities Standards.</li> <li>5. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> </ol>

	<p>6. Effects on areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</p>
--	--

NU-R13	<b>Antenna attached to a <i>building</i> (regulated by the NESTF that do not meet the permitted standards in Regulation 37 of the NESTF)</b>
All zones	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. A new panel <i>antenna</i> does not exceed a maximum face area of 2m<sup>2</sup>; and</li> <li>b. For <i>antenna</i> attached to a <i>building</i>, provided the <i>antenna</i> does not exceed a <i>height</i> of 5m above the point of attachment to the <i>building</i>.</li> </ul> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>1. The <i>functional need and operational need</i> of, and benefits from, the <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied, or mitigated.</li> <li>3. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> </ul>
All zones	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NU-R13(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The <i>functional need and operational need</i> of, and benefits from, the temporary <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The bulk, <i>height</i>, location, and design of the <i>network utility</i>, including any associated <i>buildings</i> or <i>structures</i>.</li> <li>3. The amenity values of the respective zone and the extent to which any adverse amenity effects can be avoided, remedied, or mitigated.</li> <li>4. The effects of non-compliance with any relevant Network Utilities Standards.</li> </ul>

	<ol style="list-style-type: none"> <li>5. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> <li>6. Effects on areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ol>
--	---

<b>NU-R14</b>	<b>Telecommunications <i>cabinets</i> (regulated by the NESTF that do not meet the permitted standards in Regulations 20, 21, or 22 of the NESTF)</b>
<b>All zones</b>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. A telecommunications <i>cabinet</i> does not exceed a footprint of 2.5m<sup>2</sup> or a height of 2m; or</li> <li>b. A group of telecommunications <i>cabinets</i> do not exceed a footprint of 3m<sup>2</sup>.</li> </ol> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need</i> and <i>operational need</i> of, and benefits from, the <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied, or mitigated.</li> <li>3. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NU-R14(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need</i> and <i>operational need</i> of, and benefits from, the temporary <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The bulk, <i>height</i>, location, and design of the <i>network utility</i>, including any associated <i>buildings</i> or <i>structures</i>.</li> <li>3. The amenity values of the respective zone and the extent to which any adverse amenity effects can be avoided, remedied, or mitigated.</li> </ol>

	<ol style="list-style-type: none"> <li>4. The effects of non-compliance with any relevant Network Utilities Standards.</li> <li>5. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> <li>6. Effects on areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ol>
--	--

<b>NU-R15</b>	<b>Aboveground <i>network utilities</i> (including <i>network utility buildings</i> and structures and enclosed substations) not provided for by another rule in this chapter</b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The maximum <i>building</i> and <i>structure height</i> for the underlying zone is complied with, or the <i>building</i> does not exceed a <i>height</i> of 10m, whichever is greater;</li> <li>b. The <i>building</i> or structure does not exceed a footprint of 20m<sup>2</sup>;</li> <li>c. The <i>building</i> or structure is set back 3m from any site boundary in any Residential Zone; and</li> <li>d. Compliance is achieved with all Network Utilities Standards.</li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NU-R15(1); and</li> <li>b. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. NU-S4; and</li> <li>ii. NU-S5.</li> </ol> </li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need</i> and <i>operational need</i> of, and benefits from, the temporary <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The bulk, <i>height</i>, location, and design of the <i>network utility</i>, including any associated <i>buildings</i> or <i>structures</i>.</li> <li>3. The amenity values of the respective zone and the extent to which any adverse amenity effects can be avoided, remedied, or mitigated.</li> </ol>

	<ol style="list-style-type: none"> <li>4. The effects of non-compliance with any relevant Network Utilities Standards.</li> <li>5. Whether the works may result in public health and/or safety risks.</li> <li>6. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> <li>7. Effects on areas of <i>outstanding natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ol>
<b>All zones</b>	<p>3. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NU-S4 or NU-S5.</li> </ol>

<b>NU-R16</b>	<b>Aboveground electricity lines and associated support structures (including <i>poles</i> and towers) that convey electricity of 110kV or above</b>
<b>All zones</b>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. NU-S4; and</li> <li>ii. NU-S5.</li> </ol> </li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need</i> and <i>operational need</i> of, and benefits from, the temporary <i>network utility</i>, including the potential impact on the levels of service or health and safety if the work is not undertaken.</li> <li>2. The bulk, <i>height</i>, location, and design of the <i>network utility</i>, including any associated <i>buildings</i> or <i>structures</i>.</li> <li>3. The amenity values of the respective zone and the extent to which any adverse amenity effects can be avoided, remedied, or mitigated.</li> <li>4. The extent to which the <i>network utility</i> may adversely impact on existing land uses.</li> <li>5. Compliance with recognised standards or guidelines for the potential adverse effects of noise, vibration, radiofrequency fields, and electric and magnetic fields.</li> <li>6. The extent to which adverse effects have been addressed through site, and route or method selection.</li> <li>7. The necessity of the <i>network utility</i>.</li> </ol>

	<p>8. Whether the works may result in public health and/or safety risks.</p> <p>9. Effects on areas of <i>significant natural features and landscapes, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</p> <p>10. The local, regional and national benefits of network utilities</p>
<b>All zones</b>	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NU-R16(1).</p>

<b>NU-R17</b>	<b>Aboveground pipelines and ancillary structures for the conveyance, treatment, storage, or retention/detention of water, wastewater, or stormwater</b>
<b>All zones</b>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The <i>functional need and operational need</i> of, and benefits from, the <i>network utility</i>, including the potential impact on levels of service or health and safety if the work is not undertaken.</li> <li>2. Whether the works may result in public health and/or safety risks.</li> <li>3. The extent to which the <i>network utility</i> may adversely impact on existing land uses.</li> <li>4. The extent, nature, and effects of earthworks and vegetation clearance and any related adverse ecological effects.</li> <li>5. Control of erosion and sediment, including effects on drainage, flooding, and overland flow paths.</li> <li>6. Site reinstatement and replanting.</li> <li>7. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</li> <li>8. Effects on areas of <i>outstanding natural features and landforms, waterbodies, indigenous vegetation</i>, historic heritage, and sites and areas of significance to Māori.</li> </ol>

<b>NU-R18</b>	<b>Water reservoirs and wastewater treatment plants</b>
<b>All zones</b>	<p>1. Activity status: <b>Discretionary</b></p>

NU-R19	Buildings, structures, and activities in the National Grid Yard
<p><b>All zones</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity is not a <i>sensitive activity</i>;</li> <li>b. <i>Buildings</i> or <i>structures</i> comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) and are: <ul style="list-style-type: none"> <li>i. for a network utility;</li> <li>ii. a fence not exceeding 2.5m in height above ground level;</li> <li>iii. a non-habitable building or structure used for agricultural and horticultural activities including irrigation that is not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, a commercial greenhouse, or produce packing facilities; or</li> <li>iv. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the building or structure; or</li> </ul> </li> <li>c. A <i>building</i> or <i>structure</i> provided for by (b)(i) to (iv) must: <ul style="list-style-type: none"> <li>i. not be used for the handling or storage of <i>hazardous substances</i> with explosive or flammable intrinsic properties in greater than domestic-scale quantities;</li> <li>ii. not permanently obstruct vehicle access to a <i>National Grid</i> support structure; or</li> <li>iii. be located at least 12m from the outer visible edge of a foundation of a <i>National Grid</i> support structure, except where it is: <ul style="list-style-type: none"> <li>- a fence not exceeding 2.5m height above <i>ground level</i> that is located at least 6m from the outer visible edge of a foundation of a <i>National Grid</i> support structure; or</li> <li>- an artificial crop protection structure or crop support structure not exceeding 2.5m in height and located at least 8m from a <i>National Grid</i> transmission line <i>pole</i> that is removable or temporary to allow a clear working space of 12m from the <i>pole</i> for maintenance and allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane.</li> </ul> </li> </ul> </li> </ul>
<p><b>All zones</b></p>	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NU-R19(1).</li> </ul> <p>Notification:</p> <p>Application for resource consent under this rule will be decided without public notification. If a resource consent application is made under this</p>

	rule, Transpower will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is not provided.
--	---

<b>NU-R20</b>	<b>In the National Grid Yard:</b>
	<ol style="list-style-type: none"> <li>1. Land disturbance for the installation of fence posts</li> <li>2. Earthworks</li> </ol>
<b>All zones</b>	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The land disturbance and earthworks is no deeper than 300mm within 6m of the outer edge of a foundation of a National Grid transmission line tower or pole;</li> <li>b. The land disturbance and earthworks is no deeper than 3m between 6m and 12m from the outer visible edge of a foundation of a 110kV or a 220kV National Grid transmission line tower or pole;</li> <li>c. The land disturbance and earthworks does not compromise the stability of a National Grid transmission line tower or pole;</li> <li>d. The land disturbance and earthworks does not result in a reduction in the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001);</li> <li>e. The land disturbance and earthworks does not result in existing vehicular access to a National Grid support structure being permanently obstructed; and</li> <li>f. Clauses (a)-(e) do not apply to the following:             <ol style="list-style-type: none"> <li>i. <i>land disturbance</i> undertaken as part of agricultural, horticultural or domestic cultivation, or repair or resealing of a <i>road</i>, footpath, driveway, or farm track;</li> <li>ii. excavation of a vertical hole, not exceeding 500mm in diameter, that is more than 1.5m from outer visible edge of foundation of a National Grid transmission line pole or stay wire; and</li> <li>iii. <i>earthworks</i> that otherwise meets the requirements of clause 2.4.1 of the New Zealand Code of Practice for Electrical Safe Distances (NZECP34:2001).</li> </ol> </li> </ol>
<b>All zones</b>	<ol style="list-style-type: none"> <li>2. Activity status: <b>Non-complying</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NU-R20(1).</li> </ol>

	<p>Notification:</p> <p>Application for resource consent under this rule will be decided without public notification. Transpower is likely to be the only affected person determined in accordance with section 95B of the Resource Management Act 1991.</p>
--	--

## Standards

NU-S1	<b>Maximum <i>structure height</i> (<i>poles</i>, <i>towers</i>, and <i>telecommunications poles</i> including combined height of <i>pole</i> and <i>antenna</i>)</b>
Residential Zones	<p>For towers and <i>poles</i>: 15m</p> <p>For telecommunications <i>poles</i>: 15m or 5m above the permitted <i>height</i> standard of the zone in which the <i>structure</i> is located, whichever is the greater.</p> <p>Except that:</p> <ol style="list-style-type: none"> <li>1. Omni directional 'whip', GPS, or dipole <i>antenna</i> that complies with dimensions in NU-R11(d) are excluded from the 'combined <i>height</i>' (i.e. only the pole needs to comply with the maximum <i>structure height</i>).</li> </ol> <p>Lightning rods are exempt from maximum <i>height</i> standard.</p>
Commercial Zones	<p>For towers and <i>poles</i>: 20m</p> <p>For telecommunications <i>poles</i>: 20m or 5m above the permitted <i>height</i> standard of the zone in which the <i>structure</i> is located, whichever is the greater.</p> <p>Except that:</p> <ol style="list-style-type: none"> <li>1. Omni directional 'whip', GPS, or dipole <i>antenna</i> that complies with dimensions in NU-R11(d) are excluded from the 'combined <i>height</i>' (i.e. only the <i>pole</i> needs to comply with the maximum <i>structure height</i>).</li> </ol> <p>Lightning rods are exempt from maximum <i>height</i> standard.</p>
Rural Zones Open Space Zones General Industrial Zone	<p>25m, or 30m where there are two or more users of the same <i>pole</i>.</p>

Special Purpose Zones	
<b>NU-S2</b>	<b>Buildings and structure height and setbacks</b>
All Zones	<i>Buildings and structures</i> comply with the <i>building height</i> , setback, and <i>height in relation to boundary</i> standards for the zone.
<b>NU-S3</b>	<b>Parking and access requirements</b>
All Zones	Where a <i>network utility</i> is permanently staffed: <ol style="list-style-type: none"> <li>1. A minimum of 1 car park per full time equivalent must be provided (for sites in Carterton or South Wairarapa Districts only);</li> <li>2. Any new carparks must meet the requirements for on-site vehicle parking spaces in TR-S16 to TR-S22; and</li> <li>3. Any new vehicle access point must meet the requirements of TR-S6 to TR-S11.</li> </ol>
<b>NU-S4</b>	<b>Radio frequency fields</b>
All Zones	If generating radiofrequency fields, an activity must not exceed the maximum exposure level of the general public in New Zealand Standards NZS2772.1: 1999 Radiofrequency fields - Maximum exposure levels - 3KHz to 300 GHz.
<b>NU-S5</b>	<b>Electric and magnetic fields</b>
All Zones	If generating electric and magnetic fields, the activity must not exceed the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz - 100kHz) (Health physics, 2010, 99(6); 818-836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).
<b>NU-S6</b>	<b>Light</b>
All Zones	Activities must meet the light standards in LIGHT Chapter.
<b>NU-S7</b>	<b>Noise</b>
All Zones	Activities must meet the noise standards in NOISE Chapter.

## TR – Transport

An efficient and effective transport network is critical to the functioning and economic support of the Wairarapa, to convey people, goods, and services in a safe and effective manner by any mode of transport. The Wairarapa's land transport network comprises state highways, roads, pedestrian and cycle networks, public transport facilities, and the rail network.

The District Plan seeks to ensure that activities generate a type or level of traffic that is compatible with the roads they are located on. It also seeks to ensure that on-site transport facilities such as vehicle crossings, parking, manoeuvring, loading, and cycle facilities are appropriately located, designed, and linked to the transport network to ensure the safety and efficiency of the transport network and people's health and wellbeing.

Activities that generate high volumes of traffic may have significant adverse effects on the transport network and adversely affect the amenity of adjacent land use activities. As such, high traffic generating activities warrant case-by-case management and assessment. The cumulative effects of less intensive activities also need to be carefully managed.

The rail corridor is also a key part of the Wairarapa's transport network and is anticipated to increase in importance over the life of the plan, and therefore its efficient, effective, and safe operation must be protected from potential adverse effects of activities, such as road crossings.

Hood Aerodrome is a strategic component of the Wairarapa aviation industry, and the Transport chapter includes controls to manage the height of structures and trees within the *Obstacle Limitation Surface* for safety within flight paths.

The Transport Chapter contains provisions that deal with on-site transport facilities and access, the operation, maintenance and repair of the transport network, and the effects of high traffic generating activities. Provisions addressing noise related reverse sensitivity effects on the State Highway and Hood Aerodrome are in the Noise Chapter.

The zoning applying to roads and railway corridor is the same zone as the land nearest to each point in the road and railway corridor. Where the zone is different either side of the road or railway corridor, then the boundary between the zones is the centreline of the road or railway corridor.

Unless otherwise specified in the District Plan, the Transport rules apply to all activities. Activities are subject to compliance with all relevant Transport rules. Where activities meet the specific standards and thresholds set out in this chapter, the transportation component of the activity will be permitted. Activities that do not meet the standards or which generate higher amounts of traffic than permitted by the provisions in this chapter will require resource consent.

There may be a number of objectives, policies and rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required

under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

<b>General</b>	
<b>TR-P1</b>	<b>Multi-modal transport system</b>

## Objectives

<b>TR-O1</b>	<b>Well-connected, integrated, safe, and accessible transport network</b>
<p>The transport network is a well-connected, integrated, safe, and accessible system that:</p> <ul style="list-style-type: none"> <li>a. meets and is responsive to current and future needs;</li> <li>b. is efficient and effective in transporting people, goods, and services by all transport modes;</li> <li>c. supports healthy and liveable communities with a variety of transport options that are accessible;</li> <li>d. integrates with subdivision, land use, and development;</li> <li>e. supports transport mode options to increase the use and accessibility of public transport, walking, and cycling and reduces dependency on private motor vehicles where that is, or can be made, practicable and safe; and</li> <li>f. enables emergency service vehicles to respond to emergency call outs effectively and efficiently.</li> </ul>	
<b>TR-O2</b>	<b>Adverse effects of the transport network</b>
<p>Adverse effects from the construction, operation, maintenance, and development of the transport network are avoided, remedied, or mitigated.</p>	
<b>TR-O3</b>	<b>Effects of activities on the transport network</b>
<p>The safe, effective, and efficient operation of the transport network is not compromised or constrained by incompatible land use, subdivision, and development, including High Traffic Generating Activities.</p>	

## Policies

Support a multi-modal transport system that promotes alternative means of safe, efficient and effective transport, including cycling and walking and public transport facilities to enable

people of all ages to move within the district and reduce the effects of vehicle-based transport systems by:

- a. maximising safe and accessible opportunities for walking, cycling, and public transport use;
- b. requiring cycle parking as appropriate for the proposed use and end of trip cycle facilities where cycle parking is required to be provided.

<b>TR-P2</b>	<b>Good design outcomes</b>
--------------	-----------------------------

The transport network is maintained or improved in a way that:

- a. promotes integrated planning and supports strategic directions;
- b. roads and vehicle crossings meet minimum design standards to allow for safe, effective, and efficient traffic movement and can safely accommodate the intended number of users and the intended functioning of the road or crossing;
- c. is consistent with the Subdivision Design Guide and promotes good urban design, including connectivity, decreasing travel distances, and linking to existing transport networks;
- d. considers and responds to safety and accessibility, including Crime Prevention Through Environmental Design (CPTED) principles.

<b>TR-P3</b>	<b>Role of transport corridors</b>
--------------	------------------------------------

Identify and manage a classification of roads and other transport corridors within the Wairarapa based on the One Network Framework to ensure that the function of each corridor is recognised and protected when managing subdivision and land use.

<b>TR-P4</b>	<b>On-site facilities</b>
--------------	---------------------------

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

<b>TR-P5</b>	<b>Transport network connections</b>
--------------	--------------------------------------

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

<b>TR-P6</b>	<b>Managing effects of the transport network</b>
Provide for the development and safe operation of the transport network, including the state highway network and rail network, while managing the adverse effects of the development and use of roads, including state highways, on adjacent activities.	
<b>TR-P7</b>	<b>High Traffic Generating Activities</b>
Require high traffic generating activities which propose to access and utilise the districts' roads to be assessed in an Integrated Transport Assessment prepared by a suitably qualified traffic specialist that demonstrates how any adverse effects on the road transport network will be avoided, remedied or mitigated, and assesses: <ul style="list-style-type: none"> <li>a. the road's capacity and the likely effect of the proposed use on the road and its users;</li> <li>b. effects on the amenity values and character of the road;</li> <li>c. the effect on ongoing maintenance of the road and the need for road maintenance agreements;</li> <li>d. whether opportunities for alternative access and/or routes exist;</li> <li>e. appropriate traffic management and travel demand management mechanisms;</li> <li>f. whether it is appropriate to stage the activity and/or undertake improvements to the transport network; and</li> <li>g. cumulative effects.</li> </ul>	
<b>Rail</b>	
<b>TR-P8</b>	<b>Rail corridor safety</b>
Provide safe visibility and appropriate infrastructure at road/rail level crossings.	
<b>Hood Aerodrome</b>	
<b>TR-P9</b>	<b>Protection of Hood Aerodrome</b>
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.	
<b>TR-P10</b>	<b>Effects of Hood Aerodrome</b>
Provide for the continued functioning and future development of Hood Aerodrome and other key air transport facilities while managing the adverse effects caused by the operation of Hood Aerodrome and other key air transport facilities on adjacent activities.	
<b>Wairarapa Five Towns Trail Network</b>	

TR-P11	<b>Wairarapa Five Towns Trail Network</b>
Enable and encourage the establishment and operation of the Wairarapa Five Towns Trail Network.	

## Rules

TR-R1	Construction, alteration, maintenance, and repair of <i>accessways</i> , <i>vehicle crossings</i> , parking, and loading areas
All zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with TR-S1 - TR-S28; <ul style="list-style-type: none"> <li>i. There is no new <i>vehicle crossing</i> onto a State Highway; and</li> <li>ii. All <i>sites</i> and activities have legal and physical access to and from a <i>road</i>.</li> </ul> </li> </ul>
All zones	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TR-R1(1).</li> </ul> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. The construction, use, location, design, and number of vehicle crossings or intersections.</li> <li>3. Sightlines.</li> <li>4. The safety and suitability of the access for the activity.</li> <li>5. The ability to obtain alternative access.</li> <li>6. The safe, efficient, and effective operation of the transport network, including State Highways.</li> </ol> <p>Note 1: Any access proposed onto a section of a State Highway which has been declared a Limited Access Road will also require a Licenced Crossing Place approval from Waka Kotahi NZ Transport Agency under the Government Roding Powers Act 1989.</p> <p>Note 2: If a resource consent application is made under this rule for a new vehicle crossing onto a State Highway, Waka Kotahi NZ Transport Agency will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is not provided.</p>

TR-R2	<b>Construction, alteration, maintenance, and repair of the transport network</b>
All zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with TR-S1 - TR-S28; and</li> <li>b. There is no new <i>road</i> intersection with a State Highway.</li> </ul>
All zones	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TR-R2(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. The construction, use, location, design, and number of intersections.</li> <li>3. Sightlines.</li> <li>4. The safe, efficient, and effective operation of the transport network, including State Highways.</li> </ul> <p>Note: If a resource consent application is made under this rule for a new intersection onto a State Highway, Waka Kotahi NZ Transport Agency will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is not provided.</p>
TR-R3	<b>Construction of <i>roads, vehicle crossings, and accessways</i> in close proximity to a railway</b>
All zones	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. It is proposed to create a <i>road, vehicle crossing, or an accessway</i> over or under the railway; or</li> <li>b. It is proposed to create a vehicle crossing or an accessway or intersection within 30m of a road/rail level crossing.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The use, location, design, and number of <i>vehicle crossings or accessways</i>.</li> <li>2. The ability to obtain alternative access.</li> <li>3. The safe, efficient, and effective operation of the <i>road</i> and railway.</li> </ul>

	<p>Note: If a resource consent application is made under this rule, KiwiRail will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is not provided.</p>
<b>TR-R4</b>	<p><b>Buildings and other visual obstructions within the restart or approach sightline areas of railway crossings as shown in the shaded areas of Figure TR-1 and Figure TR-2</b></p>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Any building or other visual obstruction does not exceed a height above ground level of 1m.</li> </ul>
<b>All zones</b>	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TR-R4(1).</li> </ul> <p>Matters of discretion:</p> <p>Effects of the safety and efficiency of rail and road transport.</p>

**Figure TR-1 Approach Sight Triangles for Railway Level Crossings**

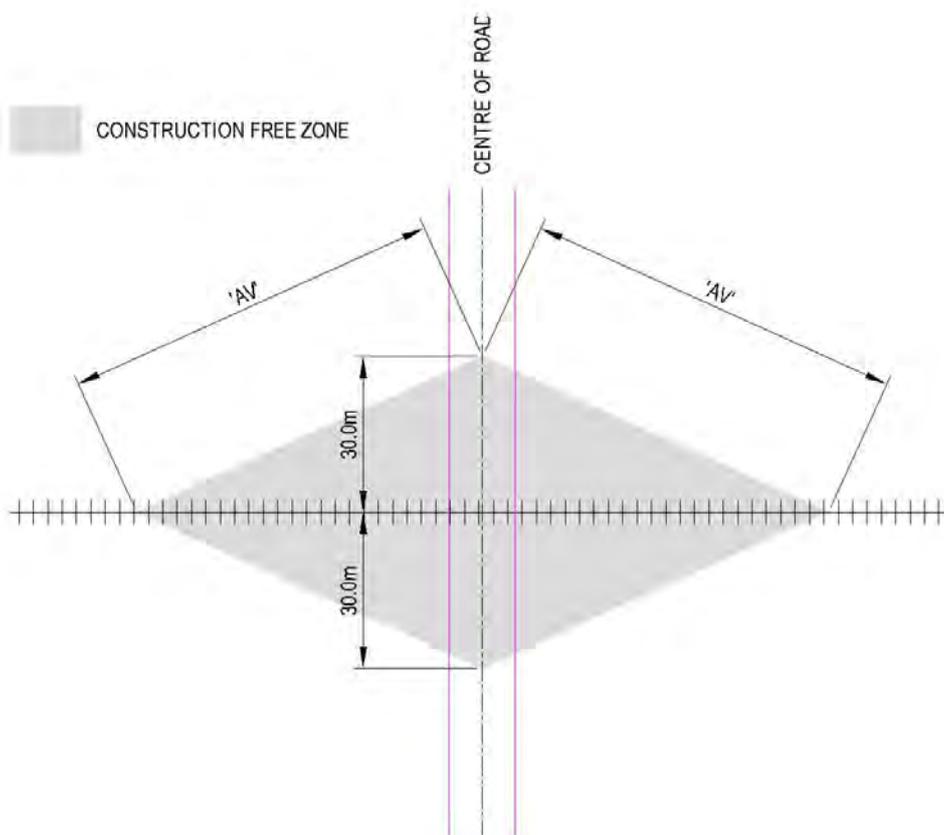


Figure TR-2 Restart sight triangles for railway level crossings

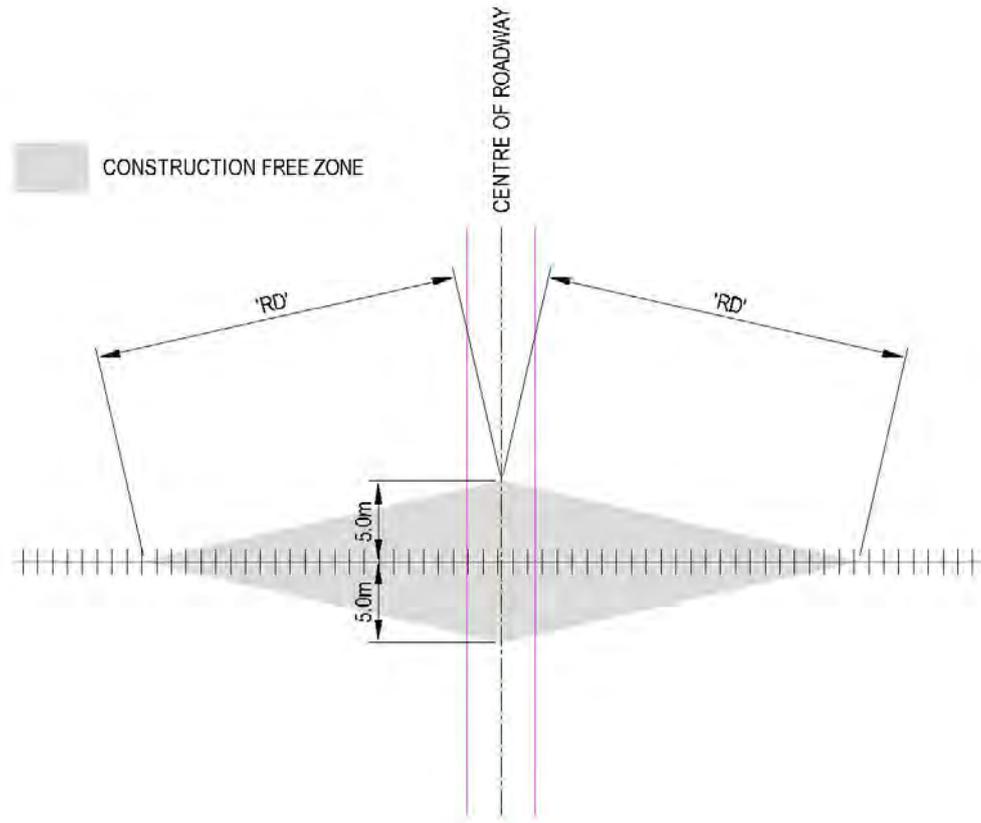


Table TR-1 Railway crossing approach visibility and restart distances

Train Speed	Approach Visibility	Restart Distance
80km/h or less	243m	358m
100km/h	303m	448m
110km/h	334m	498m

TR-R5	High Traffic Generating Activities
All zones	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Any activity generates an average daily traffic volume or peak hour traffic volume that exceeds the thresholds in Standard TR-S29.</li> </ul> <p>For all activities where TR-R5(1)(a) applies:</p>

	<p>a. An Integrated Transport Assessment shall be prepared by an independent, suitably qualified, and experienced transport engineer; and</p> <p>b. The type of Integrated Transport Assessment (either Full or Basic) shall be as determined by the status of the application under all other applicable rules as per Standard TR-S29 Table TR-18.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The safe, efficient, and effective operation of the transport network.</li> <li>2. Site access.</li> <li>3. Accessibility for pedestrians, cycle facilities, and public transport.</li> <li>4. Strategic frameworks.</li> <li>5. Mitigation of effects through Travel Demand Management.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>2. Guidance for the content of a Full or Basic Integrated Transport Assessment is provided in Appendix TR-1. Consultation with Council is recommended to confirm the scope of the Integrated Transport Assessment.</li> <li>3. Activities that do not exceed the thresholds in Standard TR-S29 to be classed as a High Traffic Generating Activity will still require an assessment of traffic effects through resource consents under other rules in the District Plan.</li> </ol>
<b>TR-R6</b>	<b><i>Buildings, structures, masts, or trees in Aerodrome Obstacle Limitation Surface</i></b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Any <i>building, structure, mast, or tree</i> does not penetrate the Aerodrome Obstacle Limitation Surfaces 1:50 approach slopes, the transitional slopes, or the horizontal surface.</li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with TR-R6(1).</li> </ol>
<b>All zones</b>	<p>3. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with TR-S1 - TR-S28.</li> </ol>

	<p><b>All Zones</b></p>	<p>4. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with TR-R7(1).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</p>
--	-------------------------	---

## Standards

Road design		
TR-S1	Road design	
All zones	<ol style="list-style-type: none"> <li>1. Any <i>accessway</i> to a <i>site</i> or sites with potential to accommodate more than 15 <i>residential units</i> shall be formed as a road in accordance with the Council's Engineering Development Standard and vested with Council.</li> <li>2. Any shared <i>accessway</i> shall have legally enforceable arrangements for maintenance of the access at the time it is created.</li> <li>3. All roads shall be formed in accordance with the <i>Council's Engineering Development Standard</i>.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safe, efficient, and effective operation of the transport network.</li> <li>2. Design of the access or road.</li> <li>3. On-going maintenance of the access.</li> <li>4. Council's Engineering Development Standard.</li> <li>5. Firefighting access.</li> </ol>
TR-S2	Minimum road intersection separation distances	
All Zones	<ol style="list-style-type: none"> <li>1. The minimum separation between road intersections shall comply with Table TR-2.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safe, efficient, and effective operation of the transport network.</li> </ol>
<b>Table TR-2 Minimum intersection separation distances</b>		
	<b>Posted Speed Limit (km/h)</b>	<b>Minimum intersection separation (m)</b>
	<b>100</b>	<b>450</b>
	<b>80</b>	<b>320</b>
	<b>60</b>	<b>220</b>
	<b>50</b>	<b>100</b>

	40	75
	30 or less	60
<b>Lighting</b>		
<b>TR-S3</b>	<b>Lighting for parking and loading areas</b>	
All zones	<p>1. Lighting shall be provided during the hours of darkness for all:</p> <ul style="list-style-type: none"> <li>a. non-residential <i>parking areas</i> used in the hours of darkness;</li> <li>b. residential <i>parking areas</i> with more than 6 spaces; and</li> <li>c. <i>loading areas</i> used in the hours of darkness.</li> </ul> <p><b>Note. Refer to Light Chapter for standards relating to lighting.</b></p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Effects on the safe operation of the transport network.</li> <li>2. Lighting level.</li> <li>3. Uniformity of lighting.</li> <li>4. Light spill.</li> <li>5. Hours of operation.</li> </ul>
<b>TR-S4</b>	<b>Street lighting provision</b>	
All Zones except Rural Zones, Māori Purpose Zone, and Future Urban Zone	<p>1. All public <i>roads</i> serving 3 or more residential <i>allotments</i> shall be provided with night lighting.</p> <p>Note. Refer to Light Chapter for standards relating to lighting.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Effects on the safe operation of the transport network.</li> <li>2. Uniformity of lighting.</li> </ul>

Access																																												
TR-S5	Site access																																											
All zones	1. Accessways shall be formed in accordance with the <i>Council's Engineering Development Standard</i> .			Matters of discretion:  1. Effects, including cumulative effects, on the safety, efficiency, and effectiveness of the transport network resulting from the nature, use, location, design, and construction of the accessway.  2. Council's Engineering Development Standard																																								
All zones	2. Accessways shall comply with Table TR-3: Minimum and maximum widths of accessways			Matters of discretion:  1. Effects, including cumulative effects, on the safety, efficiency, and effectiveness of the transport network resulting from the nature, use, location, design, and construction of the accessway.																																								
<p><b>Table TR-3 Minimum and maximum widths of accessways</b></p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Number of residential units</th> <th>Number of parking spaces provided</th> <th>Minimum legal width (m)</th> <th>Minimum formed width (m)</th> <th>Maximum formed width (m)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Residential</td> <td>1-3</td> <td></td> <td>4.6</td> <td>3.5</td> <td>6.0</td> </tr> <tr> <td>4-8</td> <td></td> <td>5.0</td> <td>3.5*</td> <td>6.0</td> </tr> <tr> <td>9-15</td> <td></td> <td>6.5</td> <td>5.5</td> <td>6.0</td> </tr> <tr> <td rowspan="2">Commercial and Industrial</td> <td></td> <td>1-15</td> <td>8.0</td> <td>5.5</td> <td>9.0</td> </tr> <tr> <td></td> <td>&gt; 15</td> <td>8.0</td> <td>6.0</td> <td>10.0</td> </tr> <tr> <td>Rural</td> <td>1-15</td> <td></td> <td>10.0</td> <td>4.0</td> <td>8.0</td> </tr> </tbody> </table>						Activity	Number of residential units	Number of parking spaces provided	Minimum legal width (m)	Minimum formed width (m)	Maximum formed width (m)	Residential	1-3		4.6	3.5	6.0	4-8		5.0	3.5*	6.0	9-15		6.5	5.5	6.0	Commercial and Industrial		1-15	8.0	5.5	9.0		> 15	8.0	6.0	10.0	Rural	1-15		10.0	4.0	8.0
Activity	Number of residential units	Number of parking spaces provided	Minimum legal width (m)	Minimum formed width (m)	Maximum formed width (m)																																							
Residential	1-3		4.6	3.5	6.0																																							
	4-8		5.0	3.5*	6.0																																							
	9-15		6.5	5.5	6.0																																							
Commercial and Industrial		1-15	8.0	5.5	9.0																																							
		> 15	8.0	6.0	10.0																																							
Rural	1-15		10.0	4.0	8.0																																							

	Notes: * Passing bays are required when the length of the accessway exceeds 25m.
--	---

<b>TR-S6</b>	<b>Vehicle crossing design</b>
--------------	--------------------------------

All Zones	<p><i>Vehicle crossings</i> shall comply with the following:</p> <ol style="list-style-type: none"> <li>1. Table TR-4: Maximum number of vehicle crossings per site road frontage;</li> <li>2. Table TR-5: Minimum sight distance requirements;</li> <li>3. Table TR-6: Minimum separation between vehicle crossings and from intersections; and</li> <li>4. Figure TR-5: Minimum separation distance for a new vehicle crossing from a pedestrian or cycle crossing facility.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects, including cumulative effects, on the safety, efficiency, and effectiveness of the transport network resulting from the nature, use, location, design, and construction of the vehicle crossing.</li> </ol>
-----------	---	---

<b>Table TR-4 Maximum number of vehicle crossings per site road frontage</b>		
Frontage length (m)	Road frontage type	
	State Highway, Transit Corridor	All other roads
0 - 16	1	1
> 16 - 60	1	2
> 60 - 200	1	2
> 200	2	3

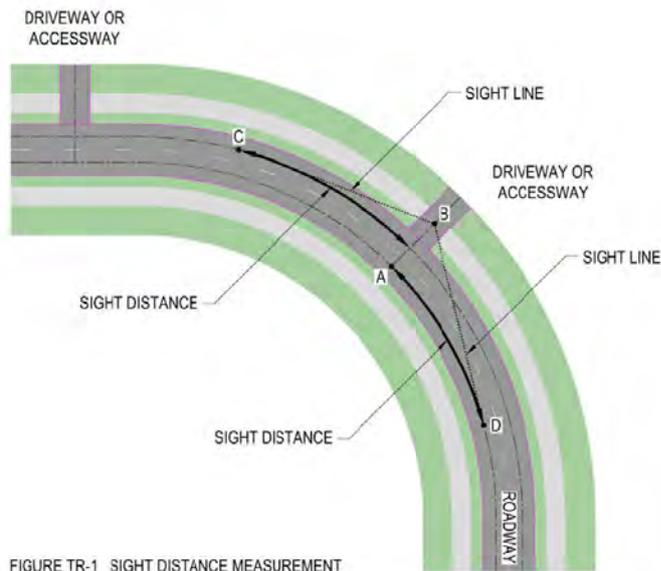
<b>Table TR-5 Minimum sight distance requirements</b>		
Posted speed limit (km/h)	Urban roads	Rural roads
30 or less	50m	
40	70m	
50	100m	

60	125m	
60		160m
70		190m
80		225m
100		300m

Notes:

Sight distance measured in accordance with Figure TR-1.

### Figure TR-3 Sight distance measurement



Notes:

1. Sight lines shall be from driver's eye height to driver's eye height (1.15m) above ground level within the sight triangle.
2. Sight distances AC and AD shall be measured along the centre line of the carriageway.
3. Point A: Intersection of lane centreline and driveway centreline.

4. Point B: Position of centreline of driveway where sight distance is measured (note - this is measured from the edge lane line and where there is no edge lane line, from the edge of seal) and is 3.5m from residential houses and 5m for all other activities.
5. Point C and D: Position on centreline of lane where sight distance is measured.

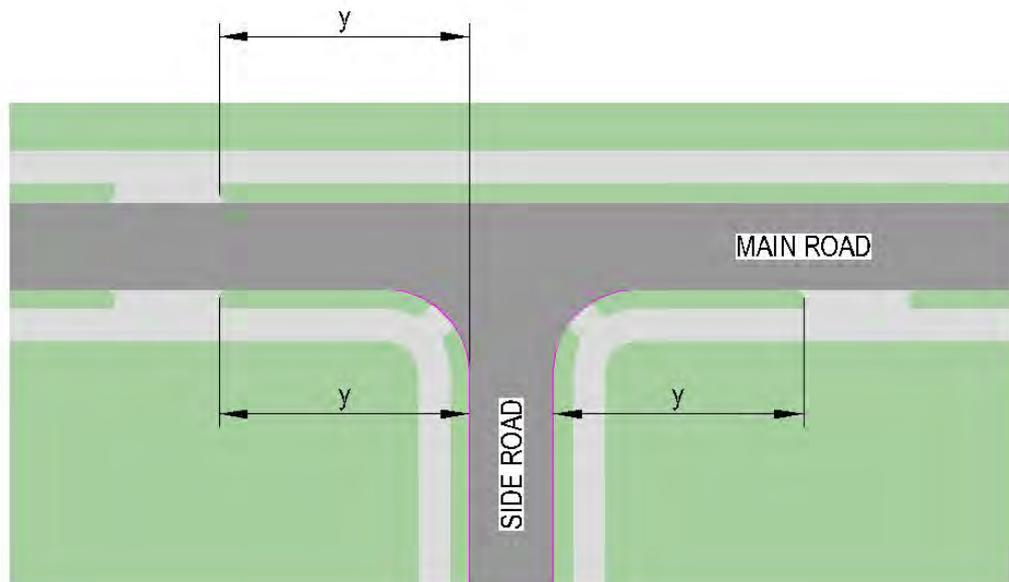
**Table TR-6 Minimum separation between vehicle crossings and from intersections**

Posted speed limit (km/h)	Minimum separation from intersection	Minimum separation from vehicle crossing on the same or opposite side of the road
50 or less	20m	9m
60	30m	20m
70	60m	40m
80	90m	100m
100	200m	200m

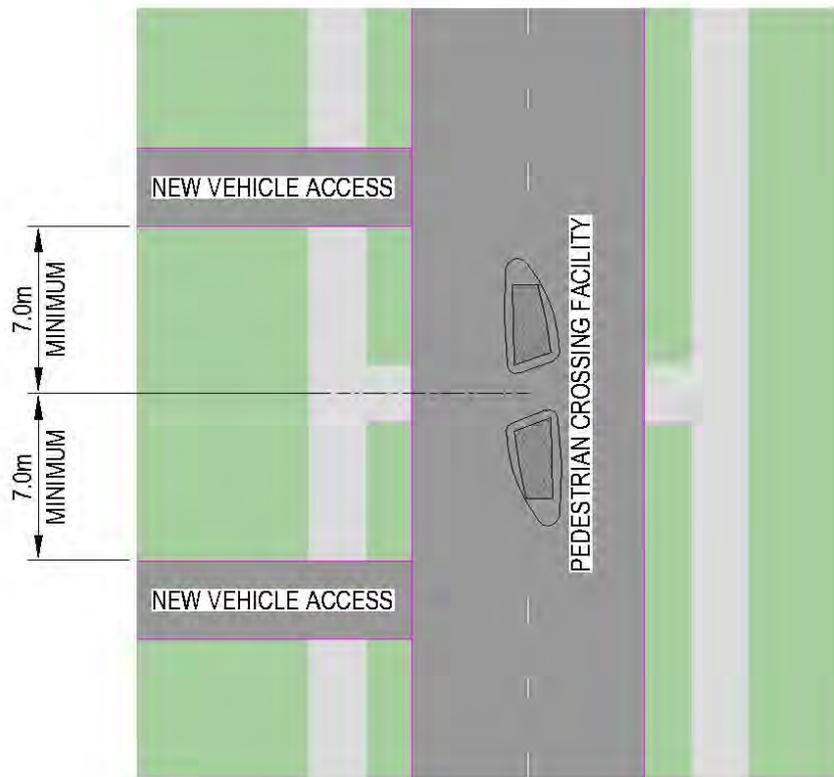
Notes:

Minimum separation distance shall be measured in accordance with Figure TR-4.

**Figure TR-4 Minimum separation of vehicle crossing from intersection**



**Figure TR-5 Minimum separation distance for a new vehicle crossing from a pedestrian or cycle crossing facility**



**TR-S7 Visibility splays**

All Zones

1. *Vehicle accessways* shall provide a visibility splay that complies with Table TR-7.

Matters of discretion:

1. Effects on the safe operation of the transport network, including pedestrians and cyclists.
2. Compatibility with existing patterns within Historic Heritage Precincts.

**Table TR-7 Visibility splay design parameters**

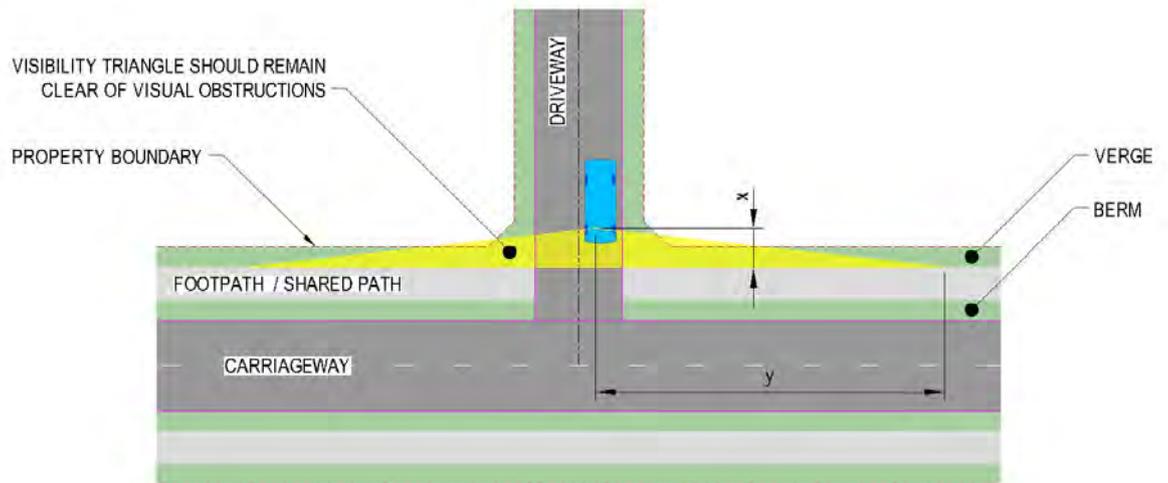
Path Type	Path User Speed (km/h)	X (m)	Y (m)
Footpaths	5	5*	3
	10	5*	7
Shared Paths	15	5	12
	20	5	18

Cycle Path	25	5	26
------------	----	---	----

Notes:

\*This value can be reduced to 2.5m at domestic driveways.

### Figure TR-6 Visibility splays



Notes

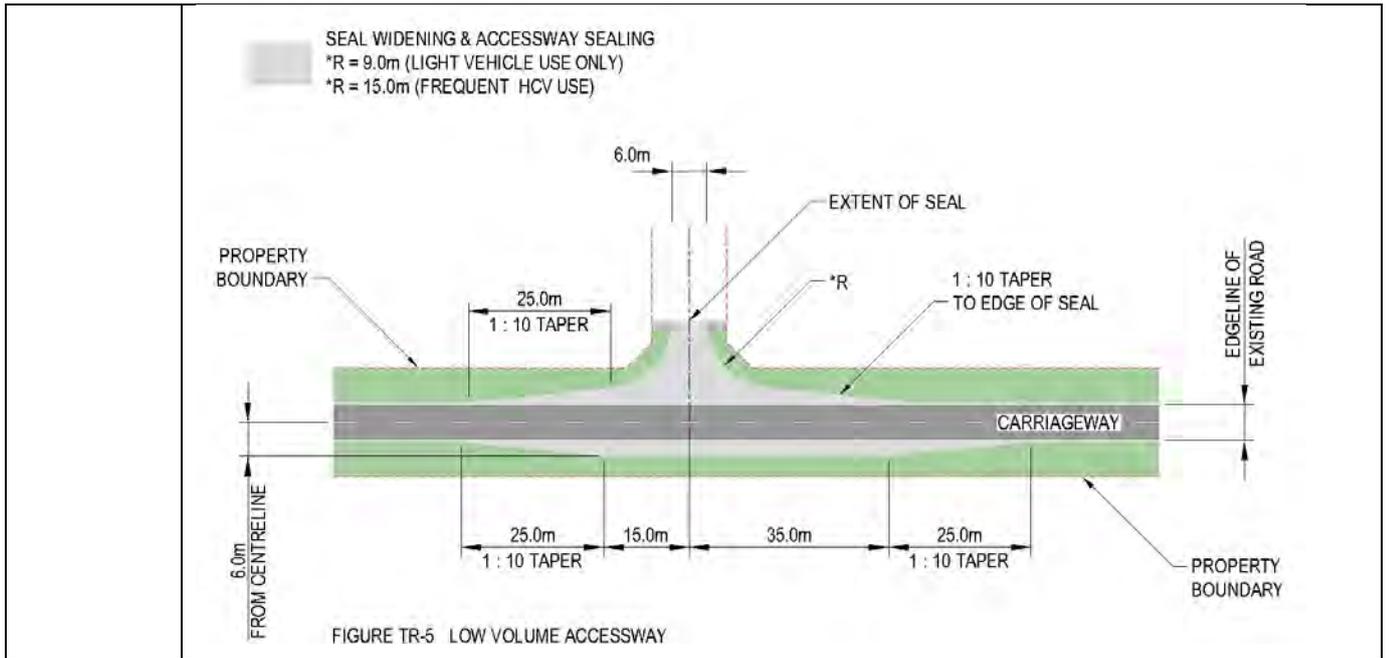
X = safe stopping distance for a vehicle prior to encroaching the path (measured from the path user location towards the property);

allows drivers to see path users in time to stop before reaching the path.

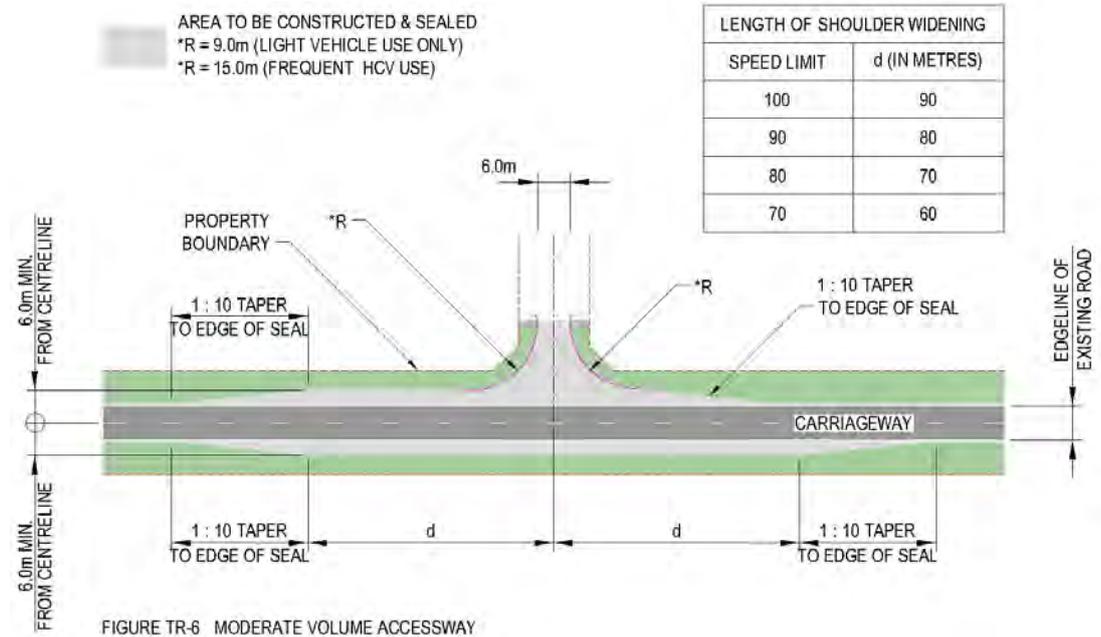
Y= safe stopping distance for path users travelling at a comfortable speed to stop in time to avoid collision (if a driver does not give way to them).

TR-S8	<b>Vehicle crossing formation</b>	
All zones except Rural Zones, Māori Purpose Zone, and Future Urban Zone	1. All <i>vehicle crossing</i> points shall be formed, sealed, and drained in accordance with the requirements for vehicle crossings and surfacing in Council's Engineering Development Standard.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safe, efficient, and effective operation of the transport network.</li> <li>2. Access design, including width of access formation.</li> <li>3. Drainage design and effects on drainage.</li> <li>4. Council's Engineering Development Standard.</li> <li>5. Compatibility with heritage character in Historic Heritage Precincts.</li> <li>6.</li> </ol>
Rural Zones, Māori Purpose Zone, and Future Urban Zone	2. Any <i>vehicle crossing</i> to a sealed <i>road</i> shall be formed, surfaced with concrete, chip seal or asphaltic concrete, and drained for a minimum distance of 30m from the edge of the <i>road</i> carriageway.	
All zones	3. All <i>vehicle crossings</i> shall be designed and constructed so that roading drainage is continuous across the length of the crossing in accordance with the requirements for vehicle crossings in Council's Engineering Development Standard.	
All zones	4. All crossings to a state highway shall be sealed from the edge of the carriageway for a minimum distance of 30m.	
TR-S9	<b>Vehicle crossing alignment</b>	
All zones	<p>1. All <i>vehicle crossing</i> points shall be designed so that:</p> <ol style="list-style-type: none"> <li>a. The crossing centreline intersects with the property boundary at an angle of between 45° and 90°; and</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects of access alignment on road safety or sight distances.</li> </ol>

	b. The crossing centreline intersects with the carriageway at an angle of 90° plus or minus 15°.									
<b>TR-S10</b>	<b>Rural accessway design</b>									
Rural Zones, Māori Purpose Zone, and Future Urban Zone	<ol style="list-style-type: none"> <li>1. Any <i>accessway</i> with an average daily volume of vehicle movements of less than 100 shall be formed in accordance with the requirements of Table TR-8.</li> <li>2. Any <i>accessway</i> with an average daily volume of vehicle movements of 100 or more shall be formed as a road intersection.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safety of the accessway and the adjacent transport network.</li> <li>2. Ability to accommodate the largest size of vehicle anticipated to use the access.</li> <li>3. Effects on the ability to provide adequate emergency vehicle access to the property/properties.</li> </ol>								
	<p><b>Table TR-8 Rural accessway design</b></p> <table border="1"> <thead> <tr> <th>Average volume of vehicle movements using access per day</th> <th>Access design standard</th> </tr> </thead> <tbody> <tr> <td>&lt;= 30</td> <td>Figure TR-7</td> </tr> <tr> <td>31 – 100</td> <td>Figure TR-8</td> </tr> <tr> <td>&gt; 100</td> <td>Design as intersection</td> </tr> </tbody> </table>		Average volume of vehicle movements using access per day	Access design standard	<= 30	Figure TR-7	31 – 100	Figure TR-8	> 100	Design as intersection
Average volume of vehicle movements using access per day	Access design standard									
<= 30	Figure TR-7									
31 – 100	Figure TR-8									
> 100	Design as intersection									
	<b>Figure TR-7 Low volume accessway</b>									



**Figure TR-8 Moderate volume accessway**



**TR-S11**

**Accessway gradient**

All Zones

1. The maximum gradient for any *accessway* used for vehicle access shall be 1 in 6.
2. In residential zones where an *accessway* serves no more than 2 residential units, the maximum gradient may be increased to 1 in 5 provided:
  - a. the average gradient over the full length of the *accessway* does not exceed 1 in 6;
  - b. the maximum gradient is no more than 1 in 6 within 6m of the *road* boundary; and
  - c. the *accessway* is sealed with a non-slip surfacing. For the purpose of this rule gradient (maximum and average) shall be measured on the centreline of the *accessway*.

Matters of discretion:

1. Effects on the efficiency of land-use, safety, and maintenance of the *accessway* and of the adjacent transport network.
2. Effects on congestion resulting from any inability of cars or certain types of cars to readily use the *accessway*.
3. Effects on the ability to provide adequate emergency vehicle access to the property/properties.

TR-S12	Turning and passing	
All Zones	<ol style="list-style-type: none"> <li>1. A turning area suitable for a medium sized rigid truck shall be provided on any <i>accessway</i> that:               <ol style="list-style-type: none"> <li>a. provides access to 3 or more lots; or</li> <li>b. is longer than 50m.</li> </ol> </li> <li>2. Passing opportunities or bays with a minimum width of 5.5m and length of 15m shall be provided at intervals of not more than 50m in urban areas and 100m in rural areas where visibility is available from bay to bay.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safety of the <i>accessway</i> and adjacent road network associated with reversing vehicles.</li> <li>2. Effects on congestion resulting from any inability of cars or certain types of cars to readily use the <i>accessway</i>.</li> <li>3. Effects on the ability to provide adequate emergency vehicle access to the property/properties.</li> <li>4. Distances between passing opportunities.</li> <li>5. Location of passing opportunities.</li> </ol>
TR-S13	Stormwater management	
All Zones except Rural Zones, Māori Purpose Zone, and Future Urban Zone	<ol style="list-style-type: none"> <li>1. <i>Accessways</i> shall include stormwater control in accordance with Council's Engineering Development Standard.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on stormwater flows and management.</li> <li>2. Council's Engineering Development Standard.</li> </ol>
Rural Zones, Māori Purpose Zone, and Future Urban Zone	<ol style="list-style-type: none"> <li>2. Where an <i>accessway</i> is less than or equal to 40m from a residential unit, it shall be formed and sealed with stormwater control.</li> <li>3. Where an <i>accessway</i> is greater than 40m from a residential unit it shall be:               <ol style="list-style-type: none"> <li>a. formed to an all weather standard with stormwater control when the gradient is less than 1:10; or</li> </ol> </li> </ol>	

	b. formed and sealed with stormwater control where the gradient is greater than 1:10.	
--	---	--

<b>TR-S14</b>	<b>Firefighting access</b>	
---------------	----------------------------	--

All Zones	<p>1. Any accessway to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 50m when connected to a road that has a fully reticulated water supply system including hydrants, shall:</p> <ul style="list-style-type: none"> <li>a. be designed to achieve the vehicle crossing design and formation standards in TR-S6 and the access design in TR-S5;</li> <li>b. have a minimum formed width of 4m;</li> <li>c. have a minimum height clearance of 4m;</li> <li>d. have a turning area suitable for a fire truck; and</li> <li>e. be designed to be free of obstacles that could hinder access for emergency service vehicles.</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The safe, effective, and efficient functioning of the vehicle access for firefighting access.</li> <li>2. Need for onsite access for appliances.</li> <li>3. Design of turning areas.</li> <li>4. Site and topographical constraints.</li> </ul>
-----------	---	--

<b>Accessibility</b>		
----------------------	--	--

<b>TR-S15</b>	<b>Accessible routes</b>	
---------------	--------------------------	--

All Zones	<p>1. For all non-residential activities providing parking an accessible route shall be provided between the main building entrance and any allocated parking for people with disabilities.</p> <p>2. Accessible parking bays shall be located as close as practical to the accessible entrance or to an accessible lift to the building or activity.</p>	<p>Matters of discretion:</p>
-----------	---	-------------------------------

		<ol style="list-style-type: none"><li>1. The ability for people with disabilities to safely and effectively park and enter and exit a vehicle and gain access to the building.</li><li>2. Proximity to the accessible entrance.</li><li>3. Any building or site constraints.</li><li>4. Access gradients.</li><li>5. Access widths.</li><li>6. Access surfacing.</li></ol> <p>NOTE: Desirable minimum design standards are set out in NZS4121:2001 Design for Access and Mobility.</p>
--	--	--

Car parking		
TR-S16	Minimum number of parking bays	
All Zones in Masterton District	1. No minimum requirement.	
All zones in Carterton and South Wairarapa Districts	<p>2. Every activity shall provide sufficient off-street parking 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 TR-9 below.</p> <p>3. Where any activity is changed or any building erected or altered, sufficient vehicle parking shall be provided to meet the demands generated by the altered activity or building, in accordance with Table TR-9 below.</p> <p>4. Vehicle <i>parking bays</i> shall be provided for activities in accordance with Table TR-9. 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.</p> <p>5. On sites where there are multiple activities, and each activity requires vehicle parking in terms of this Plan, the total parking required shall be the combined total requirement for all activities.</p> <p>Notes:</p> <p>6. Where the calculation of required vehicle <i>parking bays</i> results in a fraction of a whole space, any fraction less than or equal to one half shall be disregarded, and any fraction over one half shall count as one space.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The safe, resilient, efficient, and effective functioning of the transport network.</li> <li>2. The parking needs of the activity.</li> <li>3. The safety and movement of pedestrians, cyclists, public transport, and general traffic.</li> <li>4. Accessibility of the site by active transport and public transport.</li> <li>5. Public health and safety.</li> <li>6. The safety and usability of the <i>parking bays</i>.</li> <li>7. Site limitations, configuration of buildings, and activities.</li> <li>8. The complementary nature of parking demands on sites serving multiple activities.</li> </ol>

7. 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.

**Table TR-9 Minimum number of *parking bays***

<b>Activity</b>	<b><i>Parking bays</i> required</b>
Visitor accommodation (excluding residential visitor accommodation)	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 business services)	1 per 45m <sup>2</sup> GFA, plus 1 per 100m <sup>2</sup> 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 <sup>2</sup> GFA, plus 1 per on duty staff member (excluding volunteers)
Entertainment facility	1 per 3 persons the facility is designed to accommodate
Healthcare activities	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 <sup>2</sup> GFA
Place of assembly	1 per 4 persons the place is designed to accommodate
Residential activities	1 per residential unit
<i>Food and beverage activities</i> (excluding bars and taverns)	1 per 4 persons the facility is designed to accommodate

	Bars and taverns	1 per 10m <sup>2</sup> GFA	
	Supported residential care facilities	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)	
			<p>Note 1: GFA means Gross Floor Area and includes office space associated with the primary industrial activity not commercial offices or retail space.</p> <p>Note 2: Where an existing building within the Commercial and Mixed Use Zones is being used by a permitted activity the requirements outlined above do not need to be met.</p> <p>For the purposes of the above parking requirements the following definitions apply:</p> <p><b>Outdoor display area</b> – (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.</p> <p><b>Place of assembly</b> – 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.</p>
<b>TR-S17</b>	<b>Accessible parking</b>		
All Zones	<ol style="list-style-type: none"> <li>Where on-site parking is provided, the minimum number of accessible <i>parking bays</i> shall be provided in accordance with Table TR-10.</li> <li>Where parking is not otherwise provided, all non-residential activities with a combined GFA greater than 2,000m<sup>2</sup> shall provide accessible <i>parking bays</i>, even if no other <i>parking bays</i> are provided. If no other car <i>parking bays</i> are provided, the amount of accessible <i>parking bays</i> required shall be calculated by determining how many accessible parking bays would be required</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>The parking demands of the activity.</li> <li>The complementary nature of parking demands on sites serving multiple activities.</li> <li>The safety and movement of pedestrians, cyclists, public transport, and general traffic.</li> <li>Accessibility of the site by active transport and public transport.</li> </ol>	

	<p>if one standard <i>parking bay</i> per 100m<sup>2</sup> GFA were provided.</p> <p>3. Where parking is not otherwise provided, all residential activities shall provide accessible parking at a rate of two spaces per 25 residential units on a pro-rata basis.</p> <p>Note: Where the calculation of required vehicle parking bays results in a fraction of a whole space, any fraction less than or equal to one half shall be disregarded, and any fraction over one half shall count as one space.</p>	<p>5. The safety and usability of the <i>parking bays</i>.</p> <p>6. Site limitations, configuration of buildings, and activities.</p>
--	---	--

<b>Table TR-10 Minimum number of accessible <i>parking bays</i></b>	
<b>Total number of <i>parking bays</i></b>	<b>Number of accessible bays</b>
<20	1
20-50	2
For every additional 50 car parks or part thereof	1

<b>TR-S18</b>	<b>Vehicle <i>parking bay</i> dimensions</b>
---------------	--

All Zones	<p>All <i>parking bays</i> shall have dimensions that meet the minimum requirements of Table TR-11.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safety and efficiency of the site and the transport network.</li> <li>2. Adequacy of manoeuvring space for all vehicles anticipated to use the site.</li> <li>3. Number of reverse manoeuvres required to enter or depart from a <i>parking bay</i>.</li> </ol>
-----------	---	--

<b>Table TR-11 Minimum <i>parking bay</i> dimensions</b>				
<b>User Type</b>	<b>Parking angle (degrees)</b>	<b>Stall width (m)<sup>4</sup></b>	<b>Stall depth (m)<sup>5</sup></b>	<b>Aisle width (m)</b>
All users	Parallel	2.2	5.6 unobstructed 6.5 obstructed	3.0 one-way 6.0 two way

Long term parking <sup>1</sup>	30	2.5	4.5	2.9
	45	2.5	5.3	3.7
	60	2.5	5.8	4.6
	90	2.5	5.6	5.8
Medium term parking <sup>2</sup>	30	2.6	4.5	2.9
	45	2.6	5.3	3.5
	60	2.6	5.8	4.3
	90	2.6	5.6	5.8
Short term parking <sup>3</sup>	30	2.7	4.5	3.0
	45	2.7	5.3	4.2
	60	2.7	5.8	5.1
	90	2.7	5.6	6.2
Accessible parking	30	3.6	4.5	3.0
	45	3.6	5.3	4.2
	60	3.6	5.8	4.3
	90	3.6	5.6	6.2

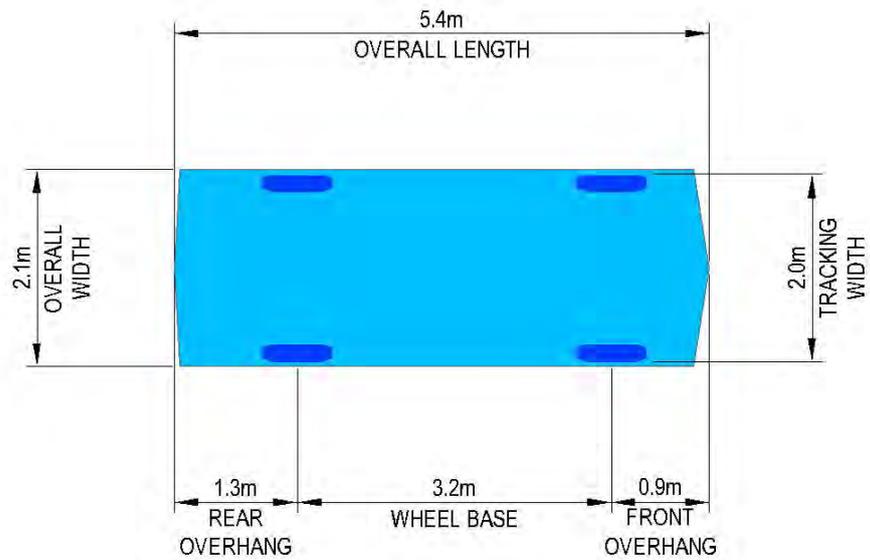
Notes:

1. Tenant, employee, and commuter parking (generally all-day parking).
2. Medium-term town centre parking, sports facilities, entertainment centres, hotels, motels.
3. Short term town centre parking, shopping centres, supermarkets, hospitals, and medical centres, activities involving drop off or collection of children or goods.
4. Stall width shall be increased by 300mm where a *parking bay* abuts a permanent obstruction such as a wall, column or other permanent obstruction. Where there is such an obstruction on both sides of a *parking bay*, the minimum stall width shall be increased by 600mm.

	<p>5. Stall depth may be reduced by the corresponding vehicle overhang length if a low kerb allows overhang, up to 600mm, but this overhang shall not encroach another <i>parking bay</i>, path, or landscaping.</p> <p>6. <i>Parking bays</i> (other than parallel) immediately adjacent to paths or landscaping shall include wheel stop barriers located at least 600mm from the path or landscaping to avoid or mitigate obstruction of paths or damage to landscaping by parked vehicles.</p>	
<b>TR-S19</b>	<b>Blind aisles</b>	
All Zones	<p>1. Blind aisles shall be extended by a minimum of 1m beyond the last <i>parking bay</i> and the last <i>parking bay</i> widened by 300mm if it is bounded by a wall or space. Where practical, the end space should be widened by the same amount as the aisle is lengthened.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safety and efficiency of the site and the transport network.</li> <li>2. Building constraints such as walls or columns.</li> </ol>
<b>TR-S20</b>	<b><i>Parking bay</i> gradients</b>	
All Zones	<p>1. The maximum gradient within a standard <i>parking bay</i>, including motorcycle parking shall be as follows:</p> <ol style="list-style-type: none"> <li>a. 1 in 20 measured parallel to the angle of parking; and</li> <li>b. 1 in 16 measured in any other direction.</li> </ol> <p>2. The maximum gradient within any accessible <i>parking bay</i> shall be 1 in 40 in any direction.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safety and efficiency of the site and the transport network.</li> <li>2. Topographic constraints.</li> </ol>
<b>TR-S21</b>	<b><i>Parking bay</i> construction and formation</b>	
All Zones	<p>1. For sites with fewer than four <i>parking bays</i>, the surface shall be formed to an all-weather standard and drained.</p> <p>2. For sites with more four or more <i>parking bays</i>, the surface shall be formed, sealed, and drained.</p> <p>3. <i>Parking bays</i> shall be marked on all sealed <i>parking areas</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safety and efficiency of the site and the transport network.</li> <li>2. Surface formation.</li> <li>3. Drainage.</li> <li>4. Markings.</li> <li>5. Compatibility with heritage character in Historic Heritage Precincts.</li> </ol>

TR-S22	Reverse manoeuvres	
All Zones	<ol style="list-style-type: none"> <li>1. Sufficient manoeuvring space shall be provided on site to ensure that no vehicle is required to reverse:               <ol style="list-style-type: none"> <li>a. onto or off any State Highway;</li> <li>b. onto of off any transit corridor;</li> <li>c. onto or off any road with a marked cycle lane;</li> <li>d. across any shared use path; or</li> <li>e. across any cycle path.</li> </ol> </li> <li>2. Sufficient manoeuvring space shall be provided on site to ensure that a 99 percentile design vehicle is not required to reverse onto or off any Urban Connector road.</li> <li>3. Sufficient manoeuvring space shall be provided on site to ensure that a 99 percentile design vehicle is not required to reverse onto or off any urban road where:               <ol style="list-style-type: none"> <li>a. four or more <i>parking bays</i> are serviced via a single accessway; or</li> <li>b. the activity is on a rear site.</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safe, efficient, and effective operation of the transport network, including pedestrian and cycle safety.</li> <li>2. Compatibility with heritage character in Historic Heritage Precincts.</li> </ol>

**Figure TR-9 99 Percentile design vehicle**



## Cycle parking

**TR-S23**

### Minimum number of cycle parking spaces

All Zones

1. The minimum number of cycle parking spaces shall be provided in accordance with Table TR-12.

Matters of discretion:

1. Effects on the safety, effectiveness and efficiency of the transport network, including the cycling network.
2. Cycle parking demand.
3. The availability of cycle parking in the vicinity of the activity.
4. Site limitations.

**Table TR-12 Minimum number of cycle parking spaces**

Activity	Short stay / visitor	Long stay / staff
Recreation activities, community facilities	0.1 per person that the site is designed to accommodate	Minimum 1, 0.1 per staff member*
Retail activity	Minimum 1, 0.1 per 100m <sup>2</sup> GFA	Minimum 1, 0.1 per 100m <sup>2</sup> GFA

Healthcare facility	Minimum 1, 1 per 100m <sup>2</sup> GFA	Minimum 1, 0.1 per staff member*
Educational facility	Minimum 1	Minimum 1, 0.1 per staff member*
Industrial activity	0	Minimum 1, 0.1 per staff member*
Other commercial activities (including, but not limited to, offices)	Minimum 1, 0.05 per 100m <sup>2</sup> GFA	Minimum 1, 0.1 per 100m <sup>2</sup> GFA

\* The number of staff members is the maximum number of full-time or part-time staff members on the site at any one time.

Note 1: Short stay / visitor cycle parking requirements do not apply in the Town Centre Zone.

Note 2: Where an existing building within the Town Centre or Neighbourhood Centre Zones is being used by a permitted activity the requirements outlined above do not need to be met.

TR-S24	Cycle parking design							
All Zones	<p>1. All cycle stands shall:</p> <ul style="list-style-type: none"> <li>a. be securely anchored to an immovable object;</li> <li>b. support the bicycle frame and front wheel; and</li> <li>c. allow the bicycle frame to be secured.</li> </ul> <p>2. Cycle parking facilities shall be available during the hours of operation and shall not be diminished by the subsequent erection of any structure, storage of goods, landscape planting, or any other use.</p> <p>3. Cycle parking facilities shall:</p> <ul style="list-style-type: none"> <li>a. be easily accessible for users;</li> <li>b. not impede pedestrian thoroughfares including areas used by people whose mobility or vision is restricted; and</li> <li>c. be clear of vehicle parking or manoeuvring areas.</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Effects on the safety, effectiveness, and efficiency of the transport network, including the cycling network.</li> <li>2. Site limitations including building configurations.</li> <li>3. User requirements in relation to security or duration of parking.</li> <li>4. Compatibility with heritage character in Historic Heritage Precincts.</li> </ul>						
TR-S25	Trip-end facilities							
All Zones	<p>1. All activities shall provide trip end facilities for active modes in accordance with Table TR-13.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Effects on the safety, effectiveness, and efficiency of the transport network, including the cycling network.</li> <li>2. Site limitations including building configurations.</li> <li>3. User requirements in relation to security or duration of parking.</li> </ul>						
<b>TR-13 Minimum end trip facilities</b>								
<table border="1"> <thead> <tr> <th data-bbox="363 1715 675 1771">Number of staff</th> <th data-bbox="675 1715 1350 1771">Trip end facilities</th> </tr> </thead> <tbody> <tr> <td data-bbox="363 1771 675 1850">&lt;25</td> <td data-bbox="675 1771 1350 1850">None</td> </tr> <tr> <td data-bbox="363 1850 675 1977">25-50</td> <td data-bbox="675 1850 1350 1977">1 shower 1 locker per 10 staff</td> </tr> </tbody> </table>			Number of staff	Trip end facilities	<25	None	25-50	1 shower 1 locker per 10 staff
Number of staff	Trip end facilities							
<25	None							
25-50	1 shower 1 locker per 10 staff							

# 164

	>50	1 shower per 50 staff or part thereof 1 locker per 10 staff	
--	-----	--	--

Loading																												
TR-S26	Loading and standing space dimensions																											
All non-residential activity	1. One loading space per site shall be provided with dimensions suitable for the largest vehicle anticipated on the site and in accordance with Table TR-14.	Matters of discretion: 1. Effects on the safety and efficiency of the site and the transport network. 2. Site limitations including building configurations. 3. Loading and servicing demands.																										
Residential Activity	2. Where more than one large vehicle is anticipated on a site, then standing space or additional loading spaces for each additional vehicle shall be provided.																											
	3. One loading space for a Small Rigid Vehicle shall be provided for any residential site with more than 10 residential units.																											
<b>TR-14 Loading space dimensions</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Vehicle Type</th> <th>Width (m)</th> <th>Length (m)</th> <th>Height clearance (m)</th> </tr> </thead> <tbody> <tr> <td>B99</td> <td>3.0</td> <td>6.0</td> <td>3.5</td> </tr> <tr> <td>SRV</td> <td>3.5</td> <td>6.4</td> <td>3.5</td> </tr> <tr> <td>MRV</td> <td>3.5</td> <td>8.8</td> <td>4.5</td> </tr> <tr> <td>HRV</td> <td>3.5</td> <td>12.5</td> <td>4.5</td> </tr> <tr> <td>AV</td> <td>3.5</td> <td>20.0</td> <td>4.5</td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> <li>B99 design vehicle dimensions are based on NZS2890.1:2009.</li> <li>SRV, MRV, HRV, and AV dimensions are based on NZS2890.2: 2018.</li> </ol>					Vehicle Type	Width (m)	Length (m)	Height clearance (m)	B99	3.0	6.0	3.5	SRV	3.5	6.4	3.5	MRV	3.5	8.8	4.5	HRV	3.5	12.5	4.5	AV	3.5	20.0	4.5
Vehicle Type	Width (m)	Length (m)	Height clearance (m)																									
B99	3.0	6.0	3.5																									
SRV	3.5	6.4	3.5																									
MRV	3.5	8.8	4.5																									
HRV	3.5	12.5	4.5																									
AV	3.5	20.0	4.5																									
TR-S27	Loading and standing space access																											
All Zones	1. Circulation accessways to loading spaces shall be designed to accommodate the swept path of the largest vehicle anticipated on site and provide clearances of: <ol style="list-style-type: none"> <li>0.5m between the vehicle body and vertical obstructions; and</li> <li>1m separation between vehicle bodies on two-way accessways.</li> </ol>	Matters of discretion: 1. Effects on the safety and efficiency of the site and the transport network. 2. Site limitations including building configurations.																										

	<p>2. Any required standing space shall not obstruct any space used for on-site queuing, loading, parking, or manoeuvring space.</p> <p>3. Accessway gradients shall be in accordance with Table TR-15.</p>																			
	<p><b>Table TR-15 Loading space accessway gradients</b></p> <table border="1"> <thead> <tr> <th>Vehicle Type</th> <th>Maximum Gradient</th> <th>Maximum rate of change of gradient</th> </tr> </thead> <tbody> <tr> <td>B99</td> <td>1:6.5 (15.4%)</td> <td>1:12 (8.3%) in 4m of travel</td> </tr> <tr> <td>SRV</td> <td>1:6.5 (15.4%)</td> <td>1:16 (6.25%) in 7m of travel</td> </tr> <tr> <td>MRV</td> <td>1:6.5 (15.4%)</td> <td>1:16 (8.3%) in 7m of travel</td> </tr> <tr> <td>HRV</td> <td>1:6.5 (15.4%)</td> <td>1:16 (8.3%) in 10m of travel</td> </tr> <tr> <td>AV</td> <td>1:6.5 (15.4%)</td> <td>1:16 (8.3%) in 10m of travel</td> </tr> </tbody> </table> <p>Notes: SRV, MRV, HRV, and AV dimensions are based on NZS2890.2: 2018.</p>		Vehicle Type	Maximum Gradient	Maximum rate of change of gradient	B99	1:6.5 (15.4%)	1:12 (8.3%) in 4m of travel	SRV	1:6.5 (15.4%)	1:16 (6.25%) in 7m of travel	MRV	1:6.5 (15.4%)	1:16 (8.3%) in 7m of travel	HRV	1:6.5 (15.4%)	1:16 (8.3%) in 10m of travel	AV	1:6.5 (15.4%)	1:16 (8.3%) in 10m of travel
Vehicle Type	Maximum Gradient	Maximum rate of change of gradient																		
B99	1:6.5 (15.4%)	1:12 (8.3%) in 4m of travel																		
SRV	1:6.5 (15.4%)	1:16 (6.25%) in 7m of travel																		
MRV	1:6.5 (15.4%)	1:16 (8.3%) in 7m of travel																		
HRV	1:6.5 (15.4%)	1:16 (8.3%) in 10m of travel																		
AV	1:6.5 (15.4%)	1:16 (8.3%) in 10m of travel																		
<b>TR-S28</b>	<p><b>Loading and standing spaces - construction and formation</b></p>																			
<p>Rural zones, Māori Purpose Zone, and Future Urban Zone</p>	<p>1. For sites with four or fewer loading and standing areas, the loading and standing areas shall be formed to an all-weather standard, drained, and have a maximum gradient of 1:20 (5%).</p> <p>2. For sites with more than four loading and standing areas, the loading and standing areas shall be sealed, drained, and have a maximum gradient of 1:20 (5%).</p> <p>Notes: Loose, large grade metal does not constitute an all weather standard.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safety and efficiency of the site and the transport network.</li> <li>2. Surfacing.</li> <li>3. Drainage.</li> <li>4. Gradient.</li> <li>5. Signs and markings.</li> </ol>																		
<p>All other zones</p>	<p>3. Loading and standing areas shall be sealed, drained and have a maximum gradient of 1:20 (5%).</p> <p>4. Loading areas shall be signed and marked.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safety and efficiency of the site and the transport network.</li> <li>2. Surfacing.</li> <li>3. Drainage.</li> </ol>																		

		4. Gradient. 5. Signs and markings.
--	--	--

High traffic generating thresholds																																					
TR-S29	High traffic generating thresholds																																				
All Zones	<b>Table TR-16 HTGP Thresholds</b>																																				
	<b>Type of Zone</b>	<b>Average Daily Traffic Generation Threshold</b>	<b>Peak Hourly Traffic Generation Threshold</b>	<b>Heavy Vehicle Movement Threshold</b>																																	
	General Residential Zone, Settlement Zone, Open Space and Recreation Zones	200 vpd	25 vph	10 hvpd																																	
	All other zones	400 vpd	50 vph	50 hvpd																																	
<p>The following table provides guidance on expected traffic generation for different activities to help determine whether an ITA is likely to be required.</p> <p><b>Table TR-17 Average Daily Traffic Generation Screening Table</b></p> <table border="1"> <thead> <tr> <th>Activity</th> <th>200 vpd</th> <th>400 vpd</th> </tr> </thead> <tbody> <tr> <td>Residential Development</td> <td>25 residential units</td> <td>50 residential units</td> </tr> <tr> <td>Retirement Living</td> <td>80 units</td> <td>160 units</td> </tr> <tr> <td>Preschool</td> <td>50 children</td> <td>100 children</td> </tr> <tr> <td>Schools (excluding preschools)</td> <td colspan="2">Full ITA</td> </tr> <tr> <td>Healthcare (excluding hospitals)</td> <td colspan="2">Basic ITA</td> </tr> <tr> <td>Hospitals</td> <td colspan="2">Full ITA</td> </tr> <tr> <td>Office</td> <td>750m<sup>2</sup> GFA</td> <td>1,500m<sup>2</sup> GFA</td> </tr> <tr> <td>Industrial (excluding transport depot)</td> <td>2,500m<sup>2</sup> GFA</td> <td>5,000m<sup>2</sup> GFA</td> </tr> <tr> <td>Transport Depot</td> <td colspan="2">Full ITA</td> </tr> <tr> <td>Trade Supplier</td> <td>750m<sup>2</sup> GFA</td> <td>750m<sup>2</sup> GFA</td> </tr> </tbody> </table>					Activity	200 vpd	400 vpd	Residential Development	25 residential units	50 residential units	Retirement Living	80 units	160 units	Preschool	50 children	100 children	Schools (excluding preschools)	Full ITA		Healthcare (excluding hospitals)	Basic ITA		Hospitals	Full ITA		Office	750m <sup>2</sup> GFA	1,500m <sup>2</sup> GFA	Industrial (excluding transport depot)	2,500m <sup>2</sup> GFA	5,000m <sup>2</sup> GFA	Transport Depot	Full ITA		Trade Supplier	750m <sup>2</sup> GFA	750m <sup>2</sup> GFA
Activity	200 vpd	400 vpd																																			
Residential Development	25 residential units	50 residential units																																			
Retirement Living	80 units	160 units																																			
Preschool	50 children	100 children																																			
Schools (excluding preschools)	Full ITA																																				
Healthcare (excluding hospitals)	Basic ITA																																				
Hospitals	Full ITA																																				
Office	750m <sup>2</sup> GFA	1,500m <sup>2</sup> GFA																																			
Industrial (excluding transport depot)	2,500m <sup>2</sup> GFA	5,000m <sup>2</sup> GFA																																			
Transport Depot	Full ITA																																				
Trade Supplier	750m <sup>2</sup> GFA	750m <sup>2</sup> GFA																																			

## TR-APP1 Integrated Transport Assessment Requirements

	General Retail	200m <sup>2</sup> GFA	400m <sup>2</sup> GFA
	Large Format Retail	500m <sup>2</sup> GFA	1,000m <sup>2</sup> GFA
	Supermarket	Basic ITA	
	Café/Bar	50m <sup>2</sup> GFA	100m <sup>2</sup> GFA
	Service Station	Basic ITA	
<b>Table TR-18: ITA Type Requirement</b>			
	<b>Highest activity status of application</b>	<b>Type of ITA Required</b>	
	Permitted	Basic	
	Controlled	Basic	
	Restricted discretionary	Full	
	Discretionary	Full	
	Non-complying	Full	

	Description	Details Required	Basic ITA	Full ITA
1	Background	Description of proposal, purpose of ITA	√	√
2	Existing environment	Description of: site location site context surrounding land use	√	√

	Description	Details Required	Basic ITA	Full ITA
3	Existing transport infrastructure	Description of: site access and service arrangements surrounding road network/road hierarchy public transport network and facilities cycle network and facilities pedestrian network and facilities	√	√
4	Existing travel patterns	Description of: traffic volumes (annual, seasonal, daily, hourly as appropriate) intersection performance (turning volumes, queue lengths, delays, level of service) crash analysis (Minimum of five years)	√	√
5	Committed environment changes	Approved developments in the surrounding area Transport infrastructure improvement	√	√
6	Proposal Details	Description of: proposed activity site layout (access, circulation and parking) any proposed transport infrastructure staging (if applicable) servicing/loading arrangements end of trip facilities for active modes	√	√
7	Travel Demand Management	Travel Demand Management measures for any interventions and actions to influence travel behaviour, with the aim of minimising travel demand or redistributing demand from traditional car usage to more sustainable transport modes	√	√

## TR-APP2 Aerodrome Obstacle Limitation Surface Specifications

### Runway 06/24 – Paved

	Description	Details Required	Basic ITA	Full ITA
8	Expected Travel Demands	Assessment of: traffic generation (daily, peak hours) heavy vehicle movements traffic distribution on the transport network Mode split	√	√
9	Transportation Effects	Assessment of effects on: safety for all travel modes traffic volumes effects on frontage road wider transport network (Full ITA1)	√	√
10	Mitigation Measures	Description of any proposed mitigation measures	√	√
11	District Plan	Assessment of compliance with District Plan Transport Rules	√	√
12	Strategic Framework	Assessment against relevant local, regional and national transport plans and strategies		√
13	Conclusions and recommendations	Summary of assessment with conclusions Recommended conditions of consent, if any	√	√

#### Notes:

It is recommended that the extent of any wide area assessment and the assessment methodology is agreed with Council in advance of lodging a resource consent application.

Runway 06/24	Existing Paved Runway Configuration (1250 x 23m)		Future Configuration (1550 x 30m)	
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700kg MCTOW.		AC 139-06A – Aerodrome Design – Aeroplanes above 5700kg MCTOW.	
Design Basis	<p>1. Fan geometry is based on Chapter 2 – Land aerodromes night operations or instrument runway.</p> <p>2. The origin of both the take-off and approach fans is from the ends of the 1310 x 90m strip as notified in the AIP.</p>		<p>1. Fan Geometry is based on Tables 4-1 (Approach Runway) and Table 4-2 (Take-off Runway) for a Code 3 Non-precision approach runway.</p> <p>2. The paved runway is extended by 540m to provide a total runway length of 1,550m (300m longer than currently declared). The additional 240m is included to allow for a future RESA at the western end of the runway.</p> <p>3. A 150m wide runway strip is assumed.</p> <p>4. Only one surface is shown on the plan, which combines the most demanding geometrical constraints of the two fans.</p>	
Geometry Take-off & Landing Fans	Length of inner edge:	90m	Length of inner edge:	150m (approach/take-off)
	Distance from runway end/threshold:	30m	Distance from runway end/threshold:	60m (approach/take-off)
	Divergence:	1:10	Divergence:	1:6.6 (approach)
	Final Width:	690m	Final Width:	5,695m (approach)
	Length:	3,000 m	Length:	15,000m (approach/take-off)
	Slope:	1:40	Slope:	1:62.5 (take-off)
Transitiona l Side Surface	Slope upwards and outwards from the side of the runway strip at a slope of 1:5 to 10m height above the strip.		Originates from the side of the safeguarded 150m wide runway strip and slopes upwards and outwards at a gradient of 1:7 extending until it reaches	

## Runway 10/28 – Grass

Runway 06/24	Existing Paved Runway Configuration (1250 x 23m)	Future Configuration (1550 x 30m)
		the inner horizontal surface. The elevation at the side of the strip is equal to the elevation of the adjacent runway centreline.
Inner Horizontal Surface	A surface located in a horizontal plane above the aerodrome and its environs. The surface is contained in a horizontal plane having its outer limits at a locus 2500m measured from the runway centre line. The plane is located 45m above the aerodrome or at an elevation of 148.7m.	A surface located in a horizontal plane above the aerodrome and its environs. The surface is contained in a horizontal plane having its outer limits at a locus 4000m measured from the periphery of the 150m safeguarded runway strip. The plane is located 45m above the aerodrome or at an elevation of 148.7m.
Conical Surface	N/A	A surface sloping upwards and outwards from the periphery of the inner horizontal surface. The lower edge is coincident with the periphery of the inner horizontal surface and rises 150m above the aerodrome to an elevation of 253.68m. It rises upwards and outwards from the periphery as a gradient of 1:20 (5%).
Notes:	1. The origin of the take-off and landing fans are coincident as specified in the advisory circular, at the end of the runway strip.	1. Take-off and landing fans are coincident as it is assumed that there will not be displaced thresholds.  2. The 1:62.5 slope is the recommended safeguarded slope for new obstacles if no objects penetrate the 1:50 slope as per AC139-06A para 4.2.11
Runway 10/28	Existing Grass Runway Configuration (1042 x 30m)	Future Configuration (1167 x 30m)
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700kg MCTOW.	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700kg MCTOW.
Design Basis	1. Fan geometry is based on Chapter 3 – Land aerodromes day VFR operations.	1. Fan geometry is based on Chapter 2 – Land aerodromes night operations or instrument runway. There is no intention

Runway 10/28	Existing Grass Runway Configuration (1042 x 30m)		Future Configuration (1167 x 30m)	
	2. The origin of the fans is from the ends of the 1042 x 30m grass runway as notified in the CAA AIP.		to pave this grassed runway and it is assumed that it will be available for operations by aircraft below 5200 kg MCTOW only.  2. The grass runway is extended by 255m to the south east at the 28 end but must be shortened by 130m at the 10 end (refer to note 2 below). The total grassed runway length is therefore 1167m.  3. A 90 m wide runway strip is provided for night operations.	
Geometry	Length of inner edge:	30m	Length of inner edge:	90m
	Distance from runway end/threshold:	0m - from end of grass runway	Distance from runway end/threshold:	30m
	Divergence:	1:20	Divergence:	1:10
	Final Width:	150m	Final Width:	690m
	Length:	1,200m	Length:	3,000m
	Slope:	1:20	Slope:	1:40
Transition al Side Surface	Slope upwards and outwards from the side of the runway strip at a slope of 1:4 to 2m height above the strip.		Slope upwards and outwards from the side of the runway strip at a slope of 1:5 to 10m height above the strip.	
Inner Horizontal Surface	N/A		A surface located in a horizontal plane above the aerodrome and its environs. The surface is contained in a horizontal plane having its outer limits at a locus 2500m measured from the runway centreline. The plane is located 45m above the aerodrome or at an elevation of 148.7m.	
Conical Surface	N/A		N/A	

## Future Runway 14/32 – Grass

Runway 10/28	Existing Grass Runway Configuration (1042 x 30m)	Future Configuration (1167 x 30m)
Notes:	<ol style="list-style-type: none"> <li>1. Take-off and landing fans are coincident as specified in the AC.</li> <li>2. Thresholds are displaced as per the AIP</li> <li>3. This runway is not available for night operations due to the lack of a 90m wide runway strip.</li> </ol>	<ol style="list-style-type: none"> <li>1. Take-off and landing fans are coincident as specified in the advisory circular, at the end of the runway strip located 30m from the end of the designated grassed runway surface.</li> <li>2. In order to provide approximately 4.5 - 5.0m of clearance over South Road as is provided with the existing runway configuration, the 10 end of the runway must be relocated 130m to the southeast from its current location.</li> <li>3. It would be possible to designate this runway for day operations only in which case the length of the runway would be (1042+255+30+30) 1357m. The safeguarding fans are however less restrictive and it is therefore proposed that the fans for the scenario discussed above be designated in the district plan.</li> </ol>
<b>Runway 14/32</b>	<b>Future Grass Runway (500 x 30m)</b>	
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700kg MCTOW.	
Design Basis	<ol style="list-style-type: none"> <li>1. Fan geometry is based on Chapter 3– Land aerodromes day VFR operations.</li> <li>2. The origin of the fans is from the ends of the 500 x 30m grass runway.</li> </ol>	
Geometry	Length of inner edge:	30m
	Distance from runway end:	0m - from end of grass runway
	Divergence	1:20
	Final Width:	150m
	Length:	1200m
	Slope:	1:20

## Existing Runways 06/24 Northern Vector – Grass

Notes:	<p>1. This runway would not be available for night operations due to the lack of a 90m wide runway strip.</p> <p>2. Take-off and landing fans are coincident as specified in the AC.</p> <p>3. Runway has been realigned from decommissioned Runway 15/33 to avoid the G/A and Vintage Aviation Precinct.</p>			
<b>Runway 06/24</b>	<b>Existing Grass Runway 06/24 Northern Vector (450 x 20m)</b>		<b>Future Configuration (1200 x 20m)</b>	
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700kg MCTOW.		AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700kg MCTOW.	
Design Basis	<p>1. Fan geometry is based on Chapter 3– Land aerodromes day VFR operations.</p> <p>2. The origin of the fans is from both ends of the 450m long grass runway as notified in the CAA AIP. The inner edge is 30m long which is the minimum recommended width.</p>		<p>1. Fan geometry is based on Chapter 3– Land aerodromes day VFR operations.</p> <p>2. The runway is extended to 1200m in length.</p> <p>3. The origin of the fans is from both ends of the 1060 x 30m grass runway.</p>	
Geometry	Length of inner edge:	30m	Length of inner edge:	30m
	Distance from runway end/threshold:	0m - from end of grass runway	Distance from runway end/threshold:	0m - from end of grass runway
	Divergence:	1:20	Divergence:	1:20
	Final Width:	150m	Final Width:	150m
	Length:	1200m	Length:	1200m
	Slope:	1:20	Slope:	1:20
Notes:	<p>1. Take-off and landing fans are coincident as specified in the AC.</p> <p>2. As noted in the AIP the use of this runway is “restricted to locally based operators only.</p>		<p>1. Take-off and landing fans are coincident as specified in the AC.</p>	

## Future Runway 13/31 - Grass

<b>Runway 06/24</b>	<b>Existing Grass Runway 06/24 Southern Vector (1060 x 30m)</b>	
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700kg MCTOW.	
Design Basis	<p>1. Fan geometry is based on Chapter 3– Land aerodromes day VFR operations.</p> <p>2. The origin of the fans is from both ends of the 1060 x 30m grass runway as notified in the CAA AIP.</p>	
Geometry	Length of inner edge:	30m
	Distance from runway end/threshold:	0m - from end of grass runway
	Divergence:	1:20
	Final Width:	150m
	Length:	1200m
	Slope:	1:20
Notes:	<p>1. Take-off and landing fans are coincident as specified in the AC.</p> <p>2. Thresholds are displaced at the 24 end as declared in the AIP</p>	
<b>Runway 13/31</b>	<b>Future Grass Runway (1040 x 23m)</b>	
Design Guidelines	AC 139-6 – Aerodrome Design – Aeroplanes above 5700kg MCTOW.	
Design Basis	<p>1. Fan Geometry is based on Tables 4-1 (Approach Runway) and Table 4-2 (Take-off Runway) for a Code 2B Non-Instrument (Daytime only).</p> <p>2. The approach fan is lower than the take-off fan and is therefore the critical surface for obstacles.</p> <p>3. The origin of the approach fans is 60m from the ends of the 1040m x 23m grass runway.</p>	
Approach Fan Geometry	Length of inner edge:	80m
	Distance from runway end:	60m - from end of grass runway
	Divergence	1:10 (each side of fan)
	Final Width:	580m
	Length:	2500m

# 178

	Slope:	1:20
Notes:	1. This runway would not be available for night operations due to the lack of a 90m wide runway strip.	

## CL – Contaminated Land

*Contaminated land* can have adverse effects on human health if it is not appropriately managed. The subdivision, change of use, or disturbance of *contaminated land* can expose people to increased levels of contamination.

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) provide a national environmental standard for activities on pieces of land where soil may be contaminated in such a way as to be a risk to human health. The NES-CS contains a set of planning controls that direct the requirement for consent or otherwise for activities on contaminated or potentially *contaminated land*.

District councils are responsible for applying and enforcing the provisions of the NES-CS. The NES-CS does not contain any objectives or policies and those in the District Plan will apply. This chapter contains objective and policy direction for the assessment of any resource consent applications required under the NES-CS in accordance with the requirements of section 104 of the RMA.

Regional councils identify and monitor *contaminated land*. Greater Wellington Regional Council administers the Selected Land Use Register (SLUR), a regional database of sites that have been, or may have been, used for activities and industries included in the Hazardous Activities and Industries List (HAIL) established by the Ministry for the Environment. The Regional Council also manages discharges of contaminants from *contaminated land* into air, water, or land pursuant to section 15 of the RMA and contaminated soil in the Coastal Marine Area and the beds of rivers and lakes.

### Objectives

<b>CL-O1</b>	<b>Identification and management of <i>contaminated land</i></b>
<i>Contaminated land</i> is identified and managed so that it is safe for human health and its intended use.	

## Policies

CL-P1	Identification of <i>contaminated land</i> and potentially <i>contaminated land</i>
<p>Identify <i>contaminated land</i> or potentially <i>contaminated land</i> by:</p> <ul style="list-style-type: none"> <li>a. Working with Greater Wellington Regional Council to maintain the Selected Land Use Register; and</li> <li>b. Requiring the investigation of contaminant risks for sites with a history of activities on the Hazardous Activities and Industries List prior to subdivision, change of use, or disturbance.</li> </ul>	

CL-P2	Management of <i>contaminated land</i>
<p>Manage the subdivision, change of use, or disturbance of <i>contaminated land</i> to ensure it is safe for human health by:</p> <ul style="list-style-type: none"> <li>1. Encouraging a best practice approach to site management for sites with elevated contaminant levels, which may include remediation, containment, and/or disposal of contaminated soil; and</li> <li>2. ensuring the land is suitable for its intended use.</li> </ul>	

## Rules

There are no rules in the District Plan with respect to *contaminated land*. The NES-CS manages subdivision, use, and disturbance of *contaminated or potentially contaminated land* and may require resource consent for these activities. Clause 5 of the NES-CS sets out the situations in which it applies.

## HAZ – Hazardous Substances

This chapter contains rules that have legal effect. They are identified with a red gavel symbol  next to the provision reference number.

*Hazardous substances*, which include a range of toxic substances such as chemicals, medical wastes, petroleum products, and gases, are used throughout the Wairarapa for many purposes. The manufacture, use, storage, and disposal of *hazardous substances* is an integral and essential part of many commercial, industrial, and rural activities. However, if not appropriately managed, *hazardous substances* can present potential risks to people and the environment.

The use of *hazardous substances* in New Zealand is primarily managed by the Hazardous Substances and New Organisms Act 1996 (HSNO Act), the Health and Safety at Work Act 2015 (HSW Act) and relevant regulations. Because the District Plan seeks to avoid duplication of requirements and obligations that arise under other legislation and regulations, the provisions of this chapter are designed to manage the effects of use, storage, or disposal of *hazardous substances*, only to the extent that those effects are not within the ambit of existing legislation and regulations. This includes the location of *significant hazardous facilities* using or storing *hazardous substances* and the location of *sensitive activities* in relation to *significant hazardous facilities*.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

### Objectives

<b>HAZ-O1</b>	<b><i>Hazardous substance</i> use, storage, and disposal</b>
<p><i>Hazardous substance</i> use, storage, and disposal activities are located, designed, constructed, and operated, so that:</p> <ul style="list-style-type: none"> <li>a. risk to people, property, and the environment from any <i>significant hazardous facility</i> is minimised and unacceptable risk to <i>sensitive activities</i> is avoided;</li> <li>b. risk to the natural environment is minimised; and</li> <li>c. risk associated with moderate and high <i>hazard areas</i> is avoided.</li> </ul>	
<b>HAZ-O2</b>	<b>Sensitive activities</b>
<p>Established <i>significant hazardous facilities</i> are not compromised by <i>sensitive activities</i>.</p>	

## Policies

<b>HAZ-P1</b>	<b><i>Significant hazardous facilities</i></b>
<p>Minimise risk to people, property, and the environment from any new <i>significant hazardous facility</i>, or any addition to a <i>significant hazardous facility</i> by:</p> <ul style="list-style-type: none"> <li>a. identifying risk to human and ecological health and safety, and to property, through a risk assessment of any proposed activity, including its site characteristics and any cumulative risk from the use, storage, and disposal of <i>hazardous substances</i> on other sites;</li> <li>b. avoiding unacceptable risk to existing <i>sensitive activities</i> as identified in a risk assessment for the activity by ensuring the location provides sufficient separation from any existing <i>sensitive activity</i>;</li> <li>c. ensuring the location, design, construction and operation minimise lesser risks to as low as reasonably practicable;</li> <li>d. not locating in proximity to scheduled areas or features, and zones and overlays where <i>sensitive activities</i> predominate;</li> <li>e. locating outside any moderate or high <i>hazard area</i>; and</li> <li>f. locating outside any low <i>hazard area</i> unless risk associated with the hazard can be mitigated to protect human, and environmental, health and safety.</li> </ul>	
<b>HAZ-P2</b>	<b><i>Sensitive activities</i></b>
<p>Avoid locating any new <i>sensitive activity</i> in proximity to <i>significant hazardous facilities</i> to ensure they are:</p> <ul style="list-style-type: none"> <li>a. not exposed to an unacceptable level of risk from the existing <i>significant hazardous facility</i>; and</li> <li>b. <i>reverse sensitivity</i> effects are avoided or mitigated.</li> </ul>	

## Rules

<b>HAZ-R1</b> 	<b>Significant hazardous facilities, including additions to significant hazardous facilities</b>
<b>General Industrial Zone</b> <b>General Rural Zone</b>	<p>1. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity is not located within a <i>Significant Natural Area</i>;</li> <li>b. The activity is not located within any moderate or high <i>hazard area</i>;</li> </ul>

	<p>c. The activity is not located within 25m of a <i>significant waterbody</i> or 10m of any other <i>surface waterbody</i>, and</p> <p>d. The activity is not located within 250m of a <i>sensitive activity</i>.</p>
<p><b>General Industrial Zone</b> <b>General Rural Zone</b></p>	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with HAZ-R1(1).</p>
<p><b>All other zones</b></p>	<p>3. Activity status: <b>Non-complying</b></p>

HAZ-R2	Sensitive activities
<p><b>All zones</b></p>	<p>1. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. The sensitive activity is located within 250m of a <i>significant hazardous facility</i>.</p>

## NH - Natural Hazards

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 susceptible to a range of *natural hazards*, and in some areas these can pose significant risks. When *natural hazards* occur, they can result in damage to property and *buildings*, and lead to loss of human life or risk to human safety.

The District Plan contains provisions relating to the following hazards, as they present the greatest risk to people, property, and infrastructure, and their effects can be managed through appropriate land use planning:

- Flooding;
- Fault rupture;
- Liquefaction;
- Coastal inundation (including tsunami); and
- Coastal erosion.

The coastal hazard provisions (coastal inundation and erosion) are addressed in the Coastal Environment chapter of the District Plan. The Natural Hazards chapter addresses the other hazards identified above.

Flooding, coastal erosion, and sea level rise are influenced by climate change. It is predicted that rainfall events will become more intense, drought will increase, storm events will become more common, and sea levels that have already risen 0.2m over the past 100 years, exacerbated by regional tectonic subsidence, will continue to rise over the next 100 years. The flood hazard mapping also incorporates current climate change predictions.

Liquefaction and other hazards (such as wildfires and ground shaking from earthquakes) are primarily managed by other statutory instruments, including the Building Act 2004, Civil Defence Emergency Management Act 2002, and the Local Government Act 2002.

### **Risk-based approach**

Both chapters take a risk-based approach to *natural hazards*.

Risk is a product of both the likelihood and the consequences from a *natural hazard*. A risk-based approach to *natural hazards* balances allowing for people and communities to use their property and undertake activities, while also ensuring that their lives or significant assets are not harmed or lost as a result of a *natural hazard* event.

*Natural hazards* have been categorised according to the potential risk to people and property in a hazard event. Table NH-1 below sets out the hazard categories, and the types of mapped *natural hazards* that fall within each category.

Table NH-1: Hazard risk categories

Hazard category	Hazard type
High <i>hazard area</i>	Flood hazard – river corridors
Moderate <i>hazard area</i>	Flood hazard – overland flow path
Low <i>hazard area</i>	Flood hazard – ponding Possible liquefaction-prone area

Flood hazard areas are categorised as comprehensive flood hazard modelling and mapping has been undertaken for these areas. In other areas, more broad-scale flood hazard modelling and mapping has been undertaken which has not been categorised – flood mapping in these areas is called Flood Alert Area recognising the broad-scale nature of this modelling and mapping. Fault hazard areas are also not categorised due to the variable level of spatial definition of the active fault lines.

To assist with determining the consequences associated with *natural hazards, buildings* and activities have been categorised according to the potential consequences to life and property as a result of those activities occurring within a *natural hazard area*.

Any activity that is not specifically listed below is considered a *less hazard sensitive activity*.

**Hazard sensitive activities** comprise the following:

- *Community facilities;*
- *Marae;*
- *Healthcare facilities;*
- *Emergency service facilities;*
- *Educational facilities;*
- *Entertainment activities;*
- *Retirement villages;*
- *Residential activities and residential units; and*
- *Service stations.*

**Potentially hazard sensitive activities** comprise the following:

- *Buildings associated with primary production;*
- *Commercial activities;*
- *Industrial activities; and*
- *Rural industry activities.*

**Less hazard sensitive activities** comprise the following:

- *Accessory buildings used for non-habitable purposes;*
- *Parks facilities;*

- Parks furniture; and
- Buildings and structures associated with *temporary activities*.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Objectives

<b>NH-O1</b>	<b>Risk from natural hazards</b>
The risk and consequences from <i>natural hazards</i> on people, property, <i>infrastructure</i> , and the environment are not increased.	
<b>NH-O2</b>	<b>Natural features</b>
Natural features are used to reduce the susceptibility of people, communities, property, and <i>infrastructure</i> to damage from <i>natural hazards</i> .	

## Policies

<b>NH-P1</b>	<b>Identification of <i>natural hazards</i></b>
Identify and map areas affected by <i>natural hazards</i> and take a risk-based approach to the management of subdivision, use, and development based on: <ol style="list-style-type: none"> <li>1. the sensitivity of the activities to the impacts of <i>natural hazards</i>; and</li> <li>2. the hazard posed to people's lives and wellbeing, and property, by considering the likelihood and consequences of differing <i>natural hazard</i> events.</li> </ol>	
<b>NH-P2</b>	<b>Activities in high <i>hazard areas</i></b>
Avoid locating <i>hazard sensitive activities</i> and <i>potentially hazard sensitive activities</i> within high <i>hazard areas</i> unless the activity has an operational need or functional need to locate within the high <i>hazard area</i> .	
<b>NH-P3</b>	<b>Activities in moderate <i>hazard areas</i></b>
Only allow <i>hazard sensitive activities</i> and <i>potentially hazard sensitive activities</i> within moderate <i>hazard areas</i> where:	

<ol style="list-style-type: none"> <li>1. the activity incorporates mitigation measures that demonstrate that risk to people's lives and wellbeing, and <i>building</i> damage is low, and any damage to <i>buildings</i> is minimised;</li> <li>2. people can safely evacuate the property during a <i>natural hazard</i> event; and</li> <li>3. the risk to adjacent properties, activities, and people is not increased as a result of the activity proceeding.</li> </ol>	
<b>NH-P4</b>	<b>Activities in low <i>hazard areas</i></b>
<p>Provide for <i>hazard sensitive activities</i> and <i>potentially hazard sensitive activities</i> within low <i>hazard areas</i> where:</p> <ol style="list-style-type: none"> <li>1. the activity incorporates mitigation measures that demonstrate that risk to people's lives and wellbeing, and <i>building</i> damage is low, and any damage to <i>buildings</i> is minimised, and</li> <li>2. the risk to adjacent properties, activities, and people is not increased as a result of the activity proceeding.</li> </ol>	
<b>NH-P5</b>	<b><i>Less hazard sensitive activities</i> in all <i>hazard areas</i></b>
<p>Allow <i>less hazard sensitive activities</i> within all <i>hazard areas</i> where:</p> <ol style="list-style-type: none"> <li>1. they do not impede flood pathways;</li> <li>2. the activity incorporates mitigation measures that demonstrate that risk to people's lives and wellbeing, <i>building</i> damage is low, and any damage to <i>buildings</i> is minimised; and</li> <li>3. the risk to other properties, activities, and people is not increased as a result of the activity proceeding.</li> </ol>	
<b>NH-P6</b>	<b><i>Buildings</i> in flood hazard - overland flow path and ponding areas</b>
<p>Discourage new <i>buildings</i> in flood hazard - overland flow path and ponding areas unless:</p> <ol style="list-style-type: none"> <li>1. there is no increase in flood flow or level on adjoining sites;</li> <li>2. risk to people's safety will be low;</li> <li>3. the activity incorporates mitigation measures so that the risk of damage to <i>buildings</i> and <i>structures</i> is not significantly increased; and</li> <li>4. people can safely evacuate the property during a <i>natural hazard</i> event.</li> </ol>	
<b>NH-P7</b>	<b><i>Buildings and structures</i> in fault hazard areas</b>
<p>For new buildings and structures that contain habitable rooms and are located within fault hazard areas as shown on the District Planning maps:</p> <ol style="list-style-type: none"> <li>1. Allow buildings and structures to locate within Fault Hazard Area where it can be demonstrated that the fault hazard risk can be avoided or mitigated to prevent loss of life.</li> </ol>	

	2. Avoid buildings and structures locating within the Fault Hazard Area where the risk to life cannot be avoided or mitigated via distance from the fault, building engineering solutions, or other means.
<b>NH-P8</b>	<b><i>Infrastructure in hazard areas</i></b>
	<p>Allow for the upgrade of existing infrastructure, and only allow new <i>infrastructure</i> to be established in <i>hazard areas</i> where:</p> <ol style="list-style-type: none"> <li>1. it has an <i>operational need</i> or <i>functional need</i> for the location;</li> <li>2. it will be designed to maintain its integrity and function during and after a <i>natural hazard</i> event, or it will be able to be immediately re-instated after a <i>natural hazard</i> event, and</li> <li>3. the risk to properties, activities, and people is not increased.</li> </ol>
<b>NH-P9</b>	<b><i>Earthworks in flood hazard areas</i></b>
	<p>Provide for <i>earthworks</i> in flood <i>hazard areas</i> where:</p> <ol style="list-style-type: none"> <li>1. they do not impede flood pathways; and</li> <li>2. the risk to other properties, activities, and people is not increased as a result of the activity proceeding.</li> </ol>
<b>NH-P10</b>	<b><i>Natural hazard mitigation works</i></b>
	<p>Enable <i>natural hazard</i> mitigation or stream and river management works undertaken by a statutory agency or their nominated contractors or agents within <i>hazard areas</i> where these will significantly decrease the existing risk to people's safety and wellbeing, property, and <i>infrastructure</i>.</p>
<b>NH-P11</b>	<b><i>Precautionary approach</i></b>
	<p>Ensure a precautionary approach is taken in relation to planning for and adapting to the effects of <i>natural hazards</i> caused by climate change and sea level rise on both the natural environment and existing and future development.</p>
<b>NH-P12</b>	<b><i>Activities in flood alert areas</i></b>
	<p>Only allow <i>hazard sensitive activities</i> and <i>potentially hazard sensitive activities</i> within flood alert areas where:</p> <ol style="list-style-type: none"> <li>1. the activity incorporates mitigation measures that demonstrate that risk to people's lives and wellbeing, and <i>building</i> damage is low, and any damage to <i>buildings</i> is minimised;</li> <li>2. people can safely evacuate the property during a <i>natural hazard</i> event; and</li> <li>3. the risk to adjacent properties, activities, and people is not increased as a result of the activity proceeding.</li> </ol>

NH-P13

**Buildings in flood alert areas**

Discourage new *buildings* in flood alert areas unless:

1. there is no increase in flood flow or level on adjoining sites;
2. risk to people's safety will be low;
3. the activity incorporates mitigation measures so that the risk of damage to *buildings* and *structures* is not significantly increased; and
4. people can safely evacuate the property during a *natural hazard* event.

## Rules

NH-R1	<b>Flood mitigation or stream or river management works undertaken by a statutory agency or their nominated agent within any of the flood hazard areas</b>
All zones	1. Activity status: <b>Permitted</b>

NH-R2	<b><i>Less hazard sensitive activities within all hazard areas</i></b>
All zones	1. Activity status: <b>Permitted</b>  Where:  a. Any <i>buildings</i> must not be located in the overland flowpath or river corridor of the flood hazard overlays.
All zones	2. Activity status: <b>Restricted discretionary</b>  Where:  a. Compliance is not achieved with NH-R2(1).  Matters of discretion:  1. The matters in Policy NH-P5.

NH-R3	<b><i>Any potentially hazard sensitive activity and associated buildings within moderate hazard areas and low hazard areas</i></b>
All zones	1. Activity status: <b>Permitted</b>  Where:  a. The activity or <i>building</i> is located within the possible liquefaction-prone area.
All zones	2. Activity status: <b>Restricted discretionary</b>  Where:  a. Any <i>building</i> located in a flood hazard overlay has a <i>finished floor</i> level above the 1% AEP level; and  b. The activity is located within a low to moderate fault hazard areas.  Matters of discretion:  1. For activities in the moderate <i>hazard area</i> , the matters in Policy NH-P3.

	2. For activities in the low <i>hazard area</i> , the matters in Policy NH-P4.
<b>All zones</b>	3. Activity status: <b>Discretionary</b> Where: a. Compliance is not achieved with NH-R3(2).

NH-R4	Additions to buildings within all hazard areas
<b>All zones</b>	1. Activity status: <b>Permitted</b> Where: a. The <i>building addition</i> is located within the possible liquefaction-prone area; or b. The <i>additions</i> do not increase the <i>gross floor area</i> of a <i>hazard sensitive activity</i> or <i>potentially hazard sensitive activity</i> by more than 20m <sup>2</sup> ; and c. Any <i>building additions</i> located in the identified overland flowpath or ponding area of the flood hazard overlay have a <i>finished floor level</i> above the 1% AEP level.
<b>All zones</b>	2. Activity status: <b>Restricted discretionary</b> Where: a. Compliance is not achieved with NH-R4(1). Matters of discretion: 1. For additions in the moderate <i>hazard area</i> , the matters in Policy NH-P3. 2. For additions in the low <i>hazard area</i> , the matters in Policy NH-P4. 3. For additions in the high hazard area, the matters in Policy NH-P2.

NH-R5	Earthworks within flood hazard areas
<b>All zones</b>	1. Activity status: <b>Permitted</b> Where: a. The <i>earthworks</i> are not located in a river corridor or overland flow path.

<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NH-R5(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters in Policy NH-P9.</li> </ul>
------------------	---

<b>NH-R6</b>	<b>New buildings and structures in Fault Hazard Area</b>
<b>All zones</b>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Building or structure contains habitable room(s); and</li> <li>b. The subject site is located fully or partially within the Fault Hazard Area.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The proximity to any identified fault as demonstrated supporting geotechnical evidence;</li> <li>2. Engineering measures incorporated into the building or structure to prevent loss of life from anticipated effects of a seismic event; and</li> <li>3. The matters set out in NH-P1, NH-P8, and NH-P11.</li> </ul>

<b>NH-R7</b>	<b>Any new <i>potentially hazard sensitive activity or hazard sensitive activity and associated buildings</i> within flood alert areas</b>
<b>All zones</b>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. A supporting flood hazard assessment has been undertaken to determine the nature and scale of the flood hazard on the property;</li> <li>b. The risk of flooding to people and property is not increased; and</li> <li>c. The activity or building will not worsen the flood hazard.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. For buildings, measures to avoid, remedy, or mitigate flooding effects on the building.</li> </ul>

	<p>2. For buildings and activities in flood alert areas, the matters in Policy NH-P12 and NH-P13.</p> <p>Note: Determining the flood hazard level applicable to a property and appropriate mitigation measures shall be determined in consultation the relevant District Council, Greater Wellington Regional Council, and/or Wellington Water as required.</p>
<b>All zones</b>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. The requirements of Rule NH-R7 (1)(a), (b), or (c) are not met.</p>

<b>NH-R8</b>	<b><i>Infrastructure within hazard areas</i></b>
<b>All zones</b>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Infrastructure is located within a low hazard area.</p> <p>Matters of discretion:</p> <p>1. The matters set out in NH-P4, NH-P8, and NH-P11.</p>
<b>All zones</b>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Infrastructure is located within moderate or high hazard areas.</p>

<b>NH-R9</b>	<b><i>Any hazard sensitive activity and associated buildings within moderate hazard areas and low hazard areas</i></b>
<b>All zones</b>	<p>1. Activity status: <b>Discretionary</b></p>

<b>NH-R10</b>	<b><i>Any hazard sensitive activity or potentially hazard sensitive activity and associated buildings within high hazard areas</i></b>
<b>All zones</b>	<p>1. Activity status: <b>Non-complying</b></p>

## HH – Historic Heritage

This chapter contains rules that have legal effect. They are identified with a red gavel symbol  next to the provision reference number.

Section 6 of the RMA identifies 'the protection of historic heritage from inappropriate subdivision, use, and development' as a matter of national importance.

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 Māori, including wāhi tapu; and
- 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 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.

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. These areas are identified as heritage precincts in Schedule 2.

Policy 21 of the Wellington Regional Policy Statement includes a list of criteria to ensure significant historic heritage resources are identified in district and regional plans in a consistent way. Potential heritage items are assessed against the following criteria and must meet at least one of the following criteria to have significant historic heritage values:

1. Historic values;
2. Physical values;
3. Social values;
4. Tangata whenua values;

5. Rarity; or
6. Representativeness.

This chapter provides for heritage buildings and items identified in Schedule 1, and heritage precincts identified in Schedule 2. Sites of significance to Māori are addressed in SASM - Sites of Significance to Māori chapter.

## Archaeological sites

The plan does not identify or contain rules relating to archaeological sites. However, some sites of significance to Māori may also be archaeological sites.

Under the Heritage New Zealand Pouhere Taonga Act 2014 it is unlawful to destroy, damage, or modify an archaeological site without obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT) before you start work.

An archaeological site is defined in that Act as any place in New Zealand (including buildings, structures, and shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.

An archaeological authority is required in addition to any resource consents required by the Council.

If you discover a previously unknown archaeological site (e.g. when you are doing *earthworks*) you must stop any work that could affect it and contact NZHPT for advice on how to proceed.

Note: There may be a number of provisions that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Objectives

<b>HH-O1</b>	<b>Recognising historic heritage</b>
Historic heritage is recognised as important to the Wairarapa's identity.	
<b>HH-O2</b>	<b>Protecting historic heritage</b>
Historic heritage is protected from inappropriate subdivision, use, and development.	

## Policies

<b>HH-P1</b>	<b>Identifying historic heritage</b>
Identify, map and schedule <i>buildings</i> , items, and precincts with significant historic heritage values.	
<b>HH-P2</b>	<b>Protection of historic heritage</b>
Protect scheduled historic heritage <i>buildings</i> and items and scheduled heritage precincts from inappropriate activities by: <ol style="list-style-type: none"> <li>1. Discouraging the demolition or relocation of scheduled historic heritage <i>buildings</i> and items; and</li> <li>2. Requiring activities on, in, or surrounding scheduled historic heritage <i>buildings and</i> items, or in heritage precincts, to avoid adverse effects on historic heritage values as much as practicable.</li> </ol>	
<b>HH-P3</b>	<b>Appropriate activities</b>
Enable the following activities relating to scheduled historic heritage <i>buildings</i> and items, where they retain historic heritage values and contribute to the ongoing function and use of the <i>building</i> or item: <ol style="list-style-type: none"> <li>1. Maintenance and repair;</li> <li>2. Seismic strengthening and building safety alterations; and</li> <li>3. Demolition of non-scheduled <i>buildings</i> within a heritage precinct.</li> </ol>	
<b>HH-P4</b>	<b>Additions, alterations, and partial demolition</b>
Provide for additions and alterations to, and partial demolition of, scheduled historic heritage <i>buildings</i> and items where the work: <ol style="list-style-type: none"> <li>1. Promotes or enhances heritage values;</li> <li>2. Is compatible with the form, proportion, and materials of the scheduled historic heritage <i>building</i> or item;</li> <li>3. Does not result in significant loss of architectural features and details that contribute to the scheduled historic heritage <i>building</i> or item's heritage values; and</li> <li>4. Supports the sustainable long-term use of the scheduled historic heritage <i>building</i> or item, including adaptive re-use;</li> <li>5. Aligns with the guidance for heritage buildings and areas set out in the Residential Design Guide or Centres Design Guide as applicable.</li> </ol>	
<b>HH-P5</b>	<b>Earthquake strengthening, fire protection, and accessibility</b>
Control earthquake strengthening, fire protection, and accessibility upgrades to scheduled heritage buildings and items so that works do not detract from heritage values, by:	

<ol style="list-style-type: none"> <li>1. Protecting, as much as practicable, architectural features and details that contribute to the heritage values of the heritage building or item;</li> <li>2. Retaining or reinstating original façade appearance as much as practicable; and</li> <li>3. Minimising the visual impact of additions on the scheduled heritage building or item.</li> </ol>	
<b>HH-P6</b>	<b>Buildings and structures in heritage curtilage of scheduled heritage buildings and items</b>
<p>Provide for new <i>buildings</i> and <i>structures</i>, and <i>additions</i> or <i>alterations</i> to existing non-scheduled buildings or structures within the <i>heritage curtilage</i> where the work:</p> <ol style="list-style-type: none"> <li>1. Does not detract from the heritage values of the heritage <i>building</i> or item;</li> <li>2. Is compatible with the form, proportions, materials, and setting of existing <i>buildings</i> within the scheduled heritage precinct as set out in the guidance for heritage buildings and areas as set out in the Residential Design Guide or Centres Design Guide as applicable;</li> <li>3. Contributes to the long-term viability or ongoing use of the <i>building</i> or item.</li> </ol>	
<b>HH-P7</b>	<b><i>Buildings</i> and <i>structures</i> in scheduled heritage precincts</b>
<p>Provide for new <i>buildings</i> and <i>structures</i>, and <i>additions</i> or <i>alterations</i> to existing non-scheduled buildings or structures within a scheduled heritage precinct, where the work:</p> <ol style="list-style-type: none"> <li>1. Is compatible with the form, proportions, materials, and setting of existing <i>buildings</i> within the scheduled heritage precinct;</li> <li>2. Provides continuity and coherence with the heritage values and streetscape qualities within the scheduled heritage precinct;</li> <li>3. Contributes to the long-term viability or ongoing use of the <i>building</i> or item; and</li> <li>4. Aligns with the guidance for heritage buildings and areas set out in the Residential Design Guide or Centres Design Guide as applicable.</li> </ol>	
<b>HH-P8</b>	<b>Relocation of heritage <i>buildings</i> and items</b>
<p>Avoid the relocation of scheduled heritage <i>buildings</i> or items within the existing site, or onto another site, except where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The work is necessary to:             <ol style="list-style-type: none"> <li>i. Reduce risk from natural hazards; or</li> <li>ii. Provide for a significant public benefit that could not otherwise be achieved;</li> </ol> </li> <li>2. The proposed site for relocation is appropriate and would not detract from identified heritage values of the scheduled heritage <i>building</i> or item; and</li> <li>3. The work would enhance the physical condition of the scheduled heritage <i>building</i> or item and its heritage values.</li> </ol>	

<b>HH-P9</b>	<b>Demolition of heritage <i>buildings</i> and items</b>
<p>Discourage demolition of scheduled heritage <i>buildings</i> and items unless it can be demonstrated that there are no reasonable alternatives, and having regard to the following matters:</p> <ol style="list-style-type: none"> <li>1. Effects on historic heritage values;</li> <li>2. The importance attributed to the heritage item by the wider community;</li> <li>3. Feasibility of adaptive re-use;</li> <li>4. Cost of maintenance or repair;</li> <li>5. Building safety; and</li> <li>6. Appropriateness, compatibility, and appearance of any replacement building in relation to heritage values.</li> </ol>	
<b>HH-P10</b>	<b>Public awareness of historic heritage</b>
<p>Increase public awareness of historic values and their importance and encourage the community to support the protection and conservation of historic heritage.</p>	
<b>HH-P11</b>	<b>Subdivision of land containing a heritage <i>building</i> or item</b>
<p>Only allow subdivision of sites containing scheduled heritage <i>buildings</i> or items, or of land within scheduled heritage precincts, where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The heritage values of the schedule heritage <i>building</i> or item, or scheduled heritage precinct, are maintained and protected; and</li> <li>2. Sufficient <i>heritage curtilage</i> is provided to protect associated heritage values.</li> </ol>	
<b>HH-P12</b>	<b>Archaeological sites</b>
<p>Consider the adverse effects on historic heritage values through the resource consent process, designation process, or plan change process, where the proposed subdivision, use, or development is located near known archaeological sites. Determine the significance of the historic heritage values of the archaeological sites and demonstrate how the adverse effects will be avoided, remedied, or mitigated.</p>	

## Rules

### Heritage buildings and items

HH-R1 	<b>Maintenance and repair of a heritage <i>building</i> or item listed in SCHED1 Heritage Buildings and Items</b>
All zones	1. Activity status: <b>Permitted</b>

HH-R2 	<b>Demolition of a non-scheduled <i>building</i> or <i>structure</i> within <i>heritage curtilage</i> of a heritage <i>building</i> or item listed in SCHED1 Heritage Buildings and Items</b>
All zones	1. Activity status: <b>Permitted</b>

HH-R3 	<b>Additions, alterations, and partial demolition of a heritage <i>building</i> or item listed in SCHED1 Heritage Buildings and Items</b>
All zones	1. Activity status: <b>Permitted</b>  Where:  a. The alterations are only undertaken in the interior of the scheduled heritage <i>building</i> or item where the interior is not specifically listed in SCHED1 Heritage Buildings and Items.
All zones	2. Activity status: <b>Restricted discretionary</b>  Where:  a. Compliance is not achieved with HH-R3(1).  Matters of discretion:  1. The matters listed in HH-P3. 2. The relevant heritage matters in either the Residential Design Guide or Centres Design Guide.

HH-R4 	<b>Heritage upgrade works to a heritage <i>building</i> or item listed in SCHED1 Heritage Buildings and Items</b>
All zones	1. Activity status: <b>Permitted</b>  Where:  a. The work is not visible from the exterior of the scheduled heritage <i>building</i> or item.

All zones	<p>2. Activity status: <b>Controlled</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with HH-R4(1).</p> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The matters listed in HH-P5.</li> <li>2. The relevant heritage matters in either the Residential Design Guide or Centres Design Guide.</li> </ol>
-----------	---

HH-R5 	<b>New or relocated <i>buildings or structures</i> within the <i>heritage curtilage</i> of a heritage <i>building</i> or item listed in SCHED1 Heritage Buildings and Items</b>
All zones	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters listed in HH-P6.</li> <li>2. The relevant heritage matters in either the Residential Design Guide or Centres Design Guide.</li> </ol>

HH-R6 	<b>Relocation of any heritage <i>building</i> or item listed in SCHED1 Heritage Buildings and Items within a site or to another site</b>
All zones	1. Activity status: <b>Discretionary</b>

HH-R7 	<b>Demolition of any heritage <i>building</i> or item listed in SCHED1 Heritage Buildings and Items</b>
All zones	1. Activity status: <b>Discretionary</b>

### Scheduled heritage precincts

HH-R8 	<b><i>Maintenance and repair</i> of a <i>building or structure</i> within a heritage precinct listed in SCHED2 Heritage Precincts</b>
All zones	1. Activity status: <b>Permitted</b>

<b>HH-R9</b> 	<b>Additions, alterations, and partial demolition of a <i>building</i> or <i>structure</i> within a heritage precinct listed in SCHED2 Heritage Precincts</b>
<b>All zones</b>	1. Activity status: <b>Permitted</b> Where: a. The alterations are only undertaken in the interior of the <i>building</i> or <i>structure</i> .
<b>All zones</b>	2. Activity status: <b>Discretionary</b> Where: a. Compliance is not achieved with HH-R9(1).

<b>HH-R10</b> 	<b>Demolition or removal of <i>buildings</i> or <i>structures</i> within a heritage precinct listed in SCHED2 Heritage Precincts</b>
<b>All zones</b>	1. Activity status: <b>Discretionary</b>

<b>HH-R11</b> 	<b>New or relocated <i>buildings</i> or <i>structures</i> (excluding street furniture) within a heritage precinct listed in SCHED2 Heritage Precincts</b>
<b>All zones</b>	1. Activity status: <b>Discretionary</b>

## TREE – Notable Trees

This chapter contains rules that have legal effect. They are identified with a red gavel symbol  next to the provision reference number.

Wairarapa's notable trees are those that have been identified and assessed as being of significant value for botanical and/or for historic, cultural, spiritual, landmark, or other community reasons. Trees may be identified as an individual stand-alone tree or a small group of trees where each tree within the group is protected. Notable trees include both exotic and indigenous species and have significance to the community.

Notable trees have been assessed using the Standard Tree Evaluation Method (STEM) from the publication Flook, R.R. (1996) STEM A Standard Tree Evaluation Method, Nelson, New Zealand. STEM assesses trees based on condition (health) and amenity (community benefit) as well as notability (distinction).

*Street trees* (trees where the trunk is located within the road reserve) play an important role in terms of green cover in the districts, contributing to streetscape amenity, landscape, cultural, and ecological values. This chapter contains rules to protect *street trees* and ensure any works are undertaken in accordance with best arboricultural practice.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

### Objectives

<b>TREE-O1</b>	<b>Protection of notable trees</b>
Notable trees that contribute to amenity, landscape, historical, cultural, or botanical values are recognised, identified, and protected.	
<b>TREE-O2</b>	<b>Protection of street trees</b>
<i>Street trees</i> that contribute to amenity, landscape, cultural, or ecological values are protected.	

### Policies

<b>Notable Trees</b>	
<b>TREE-P1</b>	<b>Identification and scheduling of notable trees</b>

Identify notable trees using the Standard Tree Evaluation Method (STEM) and schedule trees (in SCHED3 Notable Trees) where they are assessed as having significant values, having regard to:

- a. botanical and ecological values;
- b. cultural, landscape, amenity, and heritage (including tangata whenua) values;
- c. ongoing management of the tree and proximity to surrounding structures and *infrastructure*; and
- d. appearance and health of the tree.

**TREE-P2**

**Allowing appropriate works on notable trees**

Provide for the minor trimming of notable trees and activities in their *root protection areas* where the works are necessary to:

- a. improve or maintain tree health;
- b. prevent damage to property or infrastructure or improve public safety; or
- c. enable installation of underground network utilities of a minor nature using methods that avoid adverse effects on the notable tree.

**TREE-P3**

**Potentially appropriate works on notable trees**

Allow other trimming of notable trees and activities in their *root protection areas* where it can be demonstrated that the works:

- a. do not compromise the long term health of the notable tree;
- b. do not compromise the values of the notable tree described in SCHED3 Notable Trees;
- c. do not reduce the natural life of the notable tree;
- d. do not increase the risk of the notable tree or nearby notable trees being subject to wind damage; and
- e. do not impact the natural shape and form of the notable tree.

**TREE-P4**

**Subdivision of sites with notable trees**

Manage subdivision of sites containing a notable tree to ensure any adverse effects on the tree are avoided, remedied, or mitigated, considering:

- a. the specific significance and values of the tree(s);
- b. the extent that the subdivision provides for protection of the tree(s) including consideration of lot size, configuration, and layout and the location of potential *building platforms* and *accessways*;

	<ul style="list-style-type: none"> <li>c. the location of any necessary <i>network utilities</i>; and</li> <li>d. the likelihood of any serious threat to people or property from the tree(s).</li> </ul>
<b>TREE-P5</b>	<b>Removal of notable trees</b>
<p>Discourage the removal, partial removal, or destruction of a notable tree, unless:</p> <ul style="list-style-type: none"> <li>a. it is necessary to prevent serious imminent threat to the safety of people or property; or</li> <li>b. the tree is dead or is in terminal decline as assessed and certified by a qualified arborist.</li> </ul>	
<b>Street Trees</b>	
<b>TREE-P6</b>	<b>Allowing appropriate works on <i>street trees</i></b>
<p>Provide for the minor trimming of <i>street trees</i> and activities in their <i>root protection areas</i> where the works are necessary to:</p> <ul style="list-style-type: none"> <li>a. improve or maintain tree health;</li> <li>b. prevent damage to property or <i>infrastructure</i> or improve public safety;</li> <li>c. enable installation of underground network utilities of a minor nature using methods that avoid adverse effects on the street tree.</li> </ul>	
<b>TREE-P7</b>	<b>Potentially appropriate works on <i>street trees</i></b>
<p>Allow other trimming of <i>street trees</i> and activities in their <i>root protection areas</i> where it can be demonstrated that the works:</p> <ul style="list-style-type: none"> <li>a. do not compromise the long term health of the <i>street tree</i>;</li> <li>b. do not reduce the natural life of the <i>street tree</i>;</li> <li>c. do not increase the risk of the <i>street tree</i> being subject to wind damage; and</li> <li>d. do not impact the natural shape and form of the <i>street tree</i>.</li> </ul>	
<b>TREE-P8</b>	<b>Removal of <i>street trees</i></b>
<p>Discourage the removal, partial removal, or destruction of a <i>street tree</i>, unless:</p> <ul style="list-style-type: none"> <li>a. it is necessary to prevent serious imminent threat to the safety of people or property;</li> <li>b. the tree is dead or is in terminal decline as assessed and certified by a qualified arborist; or</li> <li>c. the removal is undertaken or supervised by Council, having determined it is necessary, having regard to whether:</li> </ul>	

<ul style="list-style-type: none"> <li>i. the tree has reached a stage in its lifecycle where it is not fulfilling the purpose for which it was originally planted;</li> <li>ii. the tree is having a detrimental effect on roadways, footpaths, stormwater or drainage flows, underground or overhead services;</li> <li>iii. the tree is causing excessive shading, branch or root encroachment and the problem cannot otherwise be economically or practicably remedied; or</li> <li>iv. the tree is a rogue tree, that was not planted by Council or that is not a desired species or is detracting from single species plantings in the location.</li> </ul>	
<b>TREE-P9</b>	<b>Works on <i>street trees</i> by Council</b>
<p>Allow works on <i>street trees</i> where they are undertaken by or supervised by Council using best arboricultural practices.</p>	

## Rules

<b>TREE-R1</b> 	<b>Trimming of any notable tree listed in SCHED3 Notable Trees</b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity does not result in more than minor trimming of any notable tree, where minor trimming means: <ul style="list-style-type: none"> <li>i. the removal of broken branches, deadwood, or diseased vegetation;</li> <li>ii. the removal of branches interfering with <i>buildings</i> or <i>structures</i>, but only to the extent that the branches are touching those <i>buildings</i>, or <i>structures</i>;</li> <li>iii. the trimming is required by statute or regulations, including the Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001;</li> <li>iv. the trimming is required to address an imminent danger to an electricity line; or</li> <li>v. other trimming necessary to maintain the health of a listed tree, certified by a <i>qualified arborist</i>;</li> </ul> </li> <li>b. All trimming is undertaken or supervised by a <i>qualified arborist</i>;</li> <li>c. Notice is provided to Council in writing at least 10 days prior to the trimming being undertaken, specifying the location, nature, and purpose of the trimming works and the details, including qualifications, of the arborist who is to undertake or supervise the works; and</li> <li>d. The minor trimming of any tree shall not adversely affect the health or appearance of the tree.</li> </ul>

<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TREE-R1(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters in TREE-P3.</li> <li>2. Disposal of removed vegetation.</li> </ul>
------------------	--

<b>TREE-R2</b> 	<b>Any activity within the <i>root protection area</i> of any notable tree listed in SCHED3 Notable Trees</b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity does not involve or result in: <ul style="list-style-type: none"> <li>i. the destruction, removal, or partial removal of the notable tree;</li> <li>ii. earthworks, except for: <ul style="list-style-type: none"> <li>a. earthworks for the purpose of installing underground network utilities, including customer connections, provided these are: <ul style="list-style-type: none"> <li>i. no shallower than 1m below ground level;</li> <li>ii. installed by hand-digging or trenchless means (such as air spade, hydro vac or directional drilling methods); and</li> <li>iii. have an entry point either outside of the root protection area or that has an area of less than 1m<sup>2</sup>;</li> </ul> </li> </ul> </li> <li>iii. the covering of the ground by any <i>building</i> or <i>structure</i> or the storage of goods, including the parking of vehicles;</li> <li>iv. the laying of any impervious surface; or</li> <li>v. the discharge of any toxic substance hazardous to the tree, unless a qualified arborist certifies that the health of the tree will not be adversely affected.</li> </ul> </li> </ul>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TREE-R2(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters in TREE-P3.</li> <li>2. Options for the tree's management, including protection.</li> <li>3. Replacement planting in the event the works result in loss of the tree.</li> </ul>

<b>TREE-R3</b>	<b>Trimming of any <i>street tree</i></b>
<p><b>All zones</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity does not result in more than minor trimming of any <i>street tree</i>, where minor trimming means: <ul style="list-style-type: none"> <li>i. the removal of broken branches, deadwood, or diseased vegetation;</li> <li>ii. the removal of branches interfering with <i>buildings</i> or <i>structures</i>, but only to the extent that the branches are touching those <i>buildings</i>, or <i>structures</i>;</li> <li>iii. the trimming is required by statute or regulations, including the Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001; or</li> <li>iv. the trimming is required to address an imminent danger to an electricity line;</li> </ul> </li> <li>b. All trimming is undertaken or supervised by the Council or a <i>qualified arborist</i>;</li> <li>c. Notice is provided to Council in writing at least 10 days prior to the trimming being undertaken, specifying the location, nature, and purpose of the trimming works and the details, including qualifications, of the arborist who is to undertake or supervise the works; and</li> <li>d. The minor trimming of any tree shall not adversely affect the health or appearance of the tree.</li> </ul>
<p><b>All zones</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TREE-R3(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters in TREE-P7.</li> <li>2. Options for the tree's management, including relocation or protection.</li> <li>3. Disposal of removed vegetation.</li> </ul>
<b>TREE-R4</b>	<b>Any activity in the road reserve within the <i>root protection area</i> of any <i>street tree</i></b>
<p><b>All zones</b></p>	<p>1. Activity status: <b>Permitted</b></p>

	<p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity does not involve or result in:             <ol style="list-style-type: none"> <li>i. the destruction, removal, or partial removal of the street tree;</li> <li>ii. earthworks, except for:                 <ol style="list-style-type: none"> <li>a. earthworks for the purpose of installing underground network utilities, including customer connections, provided these are:                     <ol style="list-style-type: none"> <li>i. no shallower than 1m below ground level;</li> <li>ii. installed by hand-digging or trenchless means (such as air spade, hydro vac or directional drilling methods); and</li> <li>iii. have an entry point either outside of the root protection area or that has an area of less than 1m<sup>2</sup>;</li> </ol> </li> </ol> </li> <li>iii. the covering of the ground by any <i>building</i> or <i>structure</i> or the storage of goods;</li> <li>iv. the laying of any new impervious surface; or</li> <li>v. the discharge of any toxic substance hazardous to the tree, unless a qualified arborist certifies that the health of the tree will not be adversely affected.</li> </ol> </li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with TREE-R4(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters in TREE-P7.</li> <li>2. Options for the tree's management, including protection.</li> <li>3. Replacement planting in the event the works result in loss of the tree.</li> </ol>

TREE-R5	Trimming, removing, or altering any <i>street tree</i> by Council
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The work is undertaken by the Council; and</li> <li>b. The work is undertaken in accordance with best arboricultural practice.</li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p>

	<p>a. Compliance is not achieved with TREE-R5(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters in TREE-P7.</li> <li>2. The matters in TREE-P8.</li> <li>3. Options for the tree's management, including protection or relocation.</li> <li>4. Disposal of removed vegetation.</li> <li>5. Replacement planting.</li> </ol>
--	---

<b>TREE-R6</b> 	<b>Removing or altering any notable tree listed in SCHED3 Notable Trees, other than provided for by TREE-R1</b>
<b>All zones</b>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters in TREE-P3.</li> <li>2. The matters in TREE-P5.</li> <li>3. Options for the tree's management, including relocation or protection.</li> <li>4. Disposal of removed vegetation.</li> <li>5. Archival recording.</li> <li>6. Replacement planting.</li> </ol>

<b>TREE-R7</b>	<b>Removing or altering any <i>street tree</i>, other than provided for by TREE-R3 or TREE-R5</b>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>7. The matters in TREE-P7.</li> <li>8. The matters in TREE-P8.</li> <li>9. Options for the tree's management, including relocation or protection.</li> <li>10. Disposal of removed vegetation.</li> <li>11. Archival recording.</li> <li>12. Replacement planting.</li> </ol>

## SASM – Sites and Areas of Significance to Māori

This chapter contains rules that have legal effect. They are identified with a red gavel symbol  next to the provision reference number.

Section 6 of the RMA identifies 'the protection of historic heritage from inappropriate subdivision, use, and development' and 'the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga' as matters of national importance.

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

- *buildings*, features, and trees of historic heritage value;
- sites of archaeological importance;
- sites and areas of significance to Wairarapa Māori, including wāhi tapu; and
- precincts – areas of buildings or other features that, collectively, have significant historic heritage value.

This chapter provides for sites and areas of significance to Māori.

Sites and areas of significance to Māori are sites, places, features, and things that are of historical, cultural, and/or spiritual significance to Māori. They may include: urupā (Māori burial sites); historic pā and kāinga sites; battle grounds (ngā kauhanga riri); mountains and mountain ranges (ngā maunga me ngā pae maunga); rivers (ngā awa); wetlands (ngā repo) and lakes (ngā roto); symbolic and legendary landscape features; mauri stones and trees; tauranga waka (canoe landing sites); natural, clean sources of water for baptism or other ceremonial rites; mahinga kai (food gathering areas); and taonga raranga and rongoā (plants prized for weaving, medicine, and healing). Taonga, or “treasure”, is a term that carries deep spiritual meaning and can include things that cannot be seen or touched, such as Te Reo Māori (the Māori language) and spiritual beliefs and practices.

Sites and areas of significance to Māori carry deep meaning and associations for tangata whenua. They provide a tangible connection to the whenua (land), significant historical events, and urupā. Even where such sites no longer exist physically, their memory remains an important part of the cultural landscape.

A small number of sites have historically been identified in the schedules of former District Plans. However, the Councils acknowledge that there are a great number of sites that have not been identified. Further research, evaluation and engagement between Council and tangata whenua is necessary to accurately identify, understand, document and map this resource.

Based on the research, evaluation and engagement undertaken to date, the District Plan lists scheduled sites and areas of significance to Māori in Schedule 4. Identifying sites and areas of significance to Māori uses the cultural expertise of iwi and hapū through the review of wāhi taonga and archaeological sites in the district. Site identification will also enable

developers and landowners to plan and undertake development activities in a way that minimises or avoids disturbance.

It is important to note that there may be other sites known only to Rangitāne o Wairarapa and Ngāti Kahungūnu ki Wairarapa that are not identified in the District Plan. For example, information about sites of significance is available on the Rangitāne Tū Mai Rā Trust website (<https://tumaira.nz/documents/document-store/#Contemporary>). In some cases, there is a reluctance by tangata whenua to identify the exact location of some wāhi tapu sites because of the need to protect their sacredness. Therefore, effective engagement with tangata whenua is necessary to ensure the ongoing protection and security of sites of significance that are not listed in the District Plan. Accordingly, it is only those sites that have been identified which are protected by the provisions of the District Plan.

Activities that disturb the ground pose a significant threat to sites and areas of significance to Rangitāne o Wairarapa and Ngāti Kahungūnu ki Wairarapa. In some cases, the original features of a site may have been lost or damaged through exposure to weather, *earthworks*, or coverage of a site by *buildings* or impermeable surfaces, but subsurface features may still remain. Even where these sites no longer exist physically, they still hold cultural significance to Rangitāne o Wairarapa and Ngāti Kahungūnu ki Wairarapa. To ensure that the sites are not further damaged or compromised, this chapter contains provisions that seek to protect the sites, and to manage activities on, or in proximity to the sites to ensure that the effects of these activities can be assessed. Where development has already taken place and the site's features have been destroyed or damaged, recognition of the site's existence may still be desirable through *signs*, planting, or some other method.

There may be a number of objectives, policies and rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Archaeological Authority Process

Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act), it is unlawful to destroy, damage, or modify an archaeological site (regardless of whether the site is scheduled in the District Plan or not) without obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga before works begin.

## Objectives

<b>SASM-O1</b>	<b>Recognising sites and areas of significance to Māori</b>
Sites and areas of significance to Māori are recognised, protected, and maintained.	

<b>SASM-O2</b>	<b>Providing for kaitiakitanga</b>
Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to them in the Wairarapa.	
<b>SASM-O3</b>	<b>Protecting sites and areas of significance to Māori</b>
Sites and areas of significance to Māori are protected from inappropriate subdivision, use, and development.	

## Policies

<b>SASM-P1</b>	<b>Identify sites and areas of significance to Māori</b>
Work with Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa in accordance with tikanga Māori to identify and schedule sites and areas of significance to Māori, and their cultural and spiritual values.	
<b>SASM-P2</b>	<b>Protect and maintain sites and areas of significance to Māori</b>
<p>Protect and maintain sites and areas of significance to Māori by:</p> <ol style="list-style-type: none"> <li>a. ensuring sites and areas of significance to Māori are not modified, destroyed, removed, and/or visually encroached upon by inappropriate activities;</li> <li>b. requiring activities on, or in proximity to sites and areas of significance to Māori to maintain the site or area's cultural, spiritual, and historical values, interests, or associations of importance to tangata whenua; and</li> <li>c. enabling maintenance, repair and restoration of sites and areas of significance to Māori where the cultural, spiritual, and historical values, interests, associations of importance to tangata whenua of the site or area are protected.</li> </ol>	
<b>SASM-P3</b>	<b>Allow limited <i>earthworks</i> within sites and areas of significance to Māori</b>
<p>Allow for:</p> <ol style="list-style-type: none"> <li>a. Small-scale <i>earthworks</i> for burials within existing urupā; and</li> <li>b. Other <i>earthworks</i> on, or in proximity to sites and areas of significance to Māori only where it can be demonstrated that the identified values will be protected, having regard to: <ol style="list-style-type: none"> <li>i. the extent of the <i>earthworks</i>;</li> <li>ii. the manner in which the <i>earthworks</i> are undertaken;</li> <li>iii. the monitoring of <i>earthworks</i>; and</li> </ol> </li> </ol>	

	<p>iv. the cultural, spiritual, and historical values, interests, associations of importance to tangata whenua of the site or area.</p>
<p><b>SASM-P4</b></p>	<p><b>Allow limited activities within sites and areas of significance to Māori</b></p>
<p>Allow the following activities to occur on, or in proximity to sites and areas of significance to Māori, while ensuring their design, scale, and intensity will not compromise cultural, spiritual, and historical values, interests, or associations of importance to tangata whenua:</p> <ul style="list-style-type: none"> <li>a. land disturbance;</li> <li>b. demolition or removal of existing <i>buildings</i> and <i>structures</i> where the <i>structure</i> is not or does not form part of the site or area;</li> <li>c. alterations to existing <i>buildings</i> and <i>structures</i>;</li> <li>d. operation, maintenance, and repair of <i>existing network utility structures</i>; and</li> <li>e. erection of <i>signs</i>.</li> </ul>	
<p><b>SASM-P5</b></p>	<p><b>Protect the values of sites and areas of significance to Māori from subdivision, use, and development</b></p>
<p>Only allow any other use and development on, or in proximity to sites and areas of significance to Māori where it can be demonstrated that the cultural, spiritual, and historical values, interests, or associations of importance to tangata whenua of the site or area are protected and maintained, having regard to:</p> <ul style="list-style-type: none"> <li>a. whether there are alternative methods, locations, or designs that would avoid or reduce the impact on the values, interests, or associations of importance to tangata whenua associated with the site or area of significance;</li> <li>b. outcomes articulated by tangata whenua through an assessment of environmental effects, cultural impact assessment, or iwi planning documents;</li> <li>c. the protection and maintenance or potential enhancement of the values, interests, or associations of importance to tangata whenua of the site or area of significance and the relationship of tangata whenua with their taonga, commensurate with the scale and nature of the proposal;</li> <li>d. how values of significance to tangata whenua, including tikanga, kaitiakitanga, and mātauranga Māori may be incorporated; and</li> <li>e. for subdivision, ensure sufficient land is provided around the site or area of significance to Māori to protect values, interests, or associations of importance to tangata whenua and the remainder of the site is of a size which continues to provide it with a suitable setting to the values, interests, or associations of importance to tangata whenua of the site or area.</li> </ul>	

<b>SASM-P6</b>	<b>Avoid removal or destruction of sites and areas of significance to Māori</b>
<p>Ensure the adverse effects of activities on sites and areas of significance to Māori are managed by:</p> <ul style="list-style-type: none"> <li>a. avoiding activities within sites and areas of significance to Māori, unless there is a functional need to do so and no practicable alternative location;</li> <li>b. avoiding significant adverse effects on the site or area's cultural spiritual and historical values; and</li> <li>c. for other adverse effects: <ul style="list-style-type: none"> <li>i. where adverse effects cannot be avoided, they are minimised;</li> <li>ii. where adverse effects cannot be minimised, they are remedied; and</li> <li>iii. where more than minor residual adverse effects cannot be avoided, minimised, or remedied, the activity itself is avoided.</li> </ul> </li> </ul>	
<b>SASM-P7</b>	<b>Support landowners to manage, maintain, preserve sites and areas of significance to Māori</b>
<p>Support landowners to manage, maintain, preserve, and protect sites and areas of significance to Māori, including by:</p> <ul style="list-style-type: none"> <li>a. increasing awareness, understanding, and appreciation within the local community of the presence and importance of sites and areas of significance to Māori;</li> <li>b. encouraging landowners to engage with local tangata whenua and/or marae and develop positive working relationships in respect of the ongoing management and/or protection of sites or areas of significance to Māori;</li> <li>c. promoting the use of matauranga Māori, tikanga, and kaitiakitanga to manage, maintain, preserve, and protect sites and areas of significance to Māori through engagement and collaboration with tangata whenua.;</li> <li>d. providing assistance to landowners to preserve, maintain, and enhance sites and areas of significance to Māori; and/or</li> <li>e. for sites in Schedule 4, seeking to establish an extent through engagement and collaboration with tangata whenua.</li> </ul>	
<b>SASM-P8</b>	<b>Engage with tangata whenua on sites and areas of significance to Māori</b>
<p>Encourage engagement with tangata whenua where activities have the potential to adversely affect sites or areas of significance to Māori.</p>	

<b>SASM-P9</b>	<b>Promote access to sites and areas of significance to Māori for customary activities</b>
<p>Promote the provision or development of access for tangata whenua to sites and areas of significance to Māori, including through:</p> <ul style="list-style-type: none"> <li>a. formal arrangements, such as co-management, joint management, relationship agreements, easements, land covenants, or access agreements; or</li> <li>b. informal arrangements or understandings between landowners and local tangata whenua, iwi, hapū, or marae.</li> </ul>	

## Rules

<b>SASM-R1</b> 	<b>Maintenance and repair of a site or area of significance to Māori listed in SCHED4 Sites and Areas of Significance to Māori</b>
<b>All Zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Works are confined to conservation, reassembly, reinstatement, repair, or stabilisation of the original character, fabric, or detailing of the site or area; and</li> <li>b. Works are carried out to the same design, using original or similar materials to those originally used and do not detract from the form, character, and appearance of the site or area.</li> </ul>
<b>All Zones</b>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SASM-R1(1).</li> </ul>

<b>SASM-R2</b> 	<b>Land disturbance (excluding earthworks) within a site or area of significance to Māori listed in SCHED4 Sites and Areas of Significance to Māori</b>
<b>All Zones except Settlement Zone</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where the land disturbance is for:</p> <ul style="list-style-type: none"> <li>a. burials within an existing urupā; or</li> <li>b. the installation of fence posts, water troughs and water pipes, provided the area, extent and volume of land disturbed is limited to that which is necessary to maintain an existing fence</li> </ul>

	<p>or water troughs and water pipes along its existing alignment or location; or</p> <p>c. gardening; or</p> <p>d. cultivation (excluding any associated land disturbance that permanently alters the profile, contour or height of the land); or</p> <p>e. riparian planting; or</p> <p>f. planting to prevent erosion; or</p> <p>g. grazing of livestock; or</p> <p>h. the maintenance or repair of existing tracks and culverts provided the area, extent and volume of land disturbed is limited to that which is necessary to maintain an existing track and culvert along its existing alignment;</p> <p>i. authorised works and within an approved area by an existing legal instrument (such as consent notice or local authority covenant) for the site.</p>
<p><b>All Zones except Settlement Zone</b></p>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SASM-R2(1).</p>

<p><b>SASM-R3</b> </p>	<p><b><i>Earthworks</i> within a site or area of significance to Māori listed in SCHED4 Sites and Significance to Māori</b></p>
<p><b>All Zones except Settlement Zone</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. <i>Earthworks</i> are for burials within an existing urupā; or</p> <p>b. <i>Earthworks</i> are authorised by and located within an approved area in an existing legal instrument (such as consent notice or local authority covenant) for the site.</p>
<p><b>All Zones except Settlement Zone</b></p>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SASM-R3(1).</p>

<b>SASM-R4</b> 	<b>Alterations to an existing <i>building</i> or <i>structure</i> within a site or area of significance to Māori listed in SCHED4 Sites and Significance to Māori</b>
<b>All Zones except Settlement Zone</b>	1. Activity status: <b>Permitted</b> Where: <ul style="list-style-type: none"> <li>a. The works do not involve any land disturbance (except where the land disturbance is permitted by SASM-R2); and</li> <li>b. For alterations, there is no change to the size or location of the foundation or footprint of the existing building or structure.</li> </ul>
<b>All Zones except Settlement Zone</b>	2. Activity status: <b>Discretionary</b> Where: <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SASM-R4(1).</li> </ul>

<b>SASM-R5</b> 	<b>Demolition or removal of an existing <i>building</i> or <i>structure</i> within a site or area of significance to Māori listed in SCHED4 Sites and Significance to Māori where the <i>building</i> or <i>structure</i> is not or does not form part of the site or area of significance to Māori in SCHED4.</b>
<b>All Zones except Settlement Zone</b>	1. Activity status: <b>Permitted</b> Where: <ul style="list-style-type: none"> <li>b. The works do not involve any land disturbance (except where the land disturbance is permitted by SASM-R2); and</li> <li>c. For alterations, there is no change to the size or location of the foundation or footprint of the existing building or structure.</li> </ul>
<b>All Zones except Settlement Zone</b>	2. Activity status: <b>Discretionary</b> Where: <ul style="list-style-type: none"> <li>d. Compliance is not achieved with SASM-R5(1).</li> </ul>

<b>SASM-R6</b> 	<b>Maintenance and repair of an existing network utility structure and existing primary production structures within a site or area of significance to Māori listed in SCHED4 Sites and Significance to Māori</b>
<b>All Zones except Settlement Zone</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The works do not involve any land disturbance (except where the land disturbance is permitted by SASM-R2); and</li> <li>b. There is no change to the size or location of the foundation or footprint of the existing building or structure; or</li> <li>c. Is for the trimming of trees or vegetation, providing it is required for the purpose of protecting the integrity of a structure or is otherwise undertaken in accordance with the Electricity (Hazards from Trees) Regulations 2003.</li> </ul>
<b>All Zones except Settlement Zone</b>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SASM-R6(1).</li> </ul>

<b>SASM-R7</b> 	<b>New <i>buildings</i> or <i>structures</i> including network utility structures, or extension of the footprint of an existing <i>building</i> or <i>structure</i> including network utility structures on a site or area of significance to Māori listed in SCHED4 Sites and Areas of Significance to Māori</b>
<b>All Zones except Settlement Zone</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The new building or structure is authorised by and is located within an approved area in an existing legal instrument (such as consent notice or local authority covenant) for the site.</li> </ul>
<b>All Zones except Settlement Zone</b>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SASM-R7(1).</li> </ul>

<b>SASM-R8</b> 	<b>Modification or destruction of any site or area of significance to Māori listed in SCHED4 Sites and Areas of Significance to Māori</b>
<b>All Zones except Settlement Zone</b>	1. Activity status: <b>Discretionary</b>

## ECO - Ecosystems and Indigenous Biodiversity

This chapter contains rules that have legal effect. They are identified with a red gavel symbol



next to the provision reference number.

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

The RMA 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 RMA is the control of any effects of the use, development, or protection of land, for the purpose of maintaining indigenous biological diversity (abbreviated to 'biodiversity').

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. *Natural inland 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 vegetation and fauna on a long-term sustainable basis where indigenous species can regenerate naturally. Areas of significant indigenous vegetation and fauna are identified in SCHED5 Significant Natural Areas. While a number of these *Significant Natural Areas* in the Wairarapa are already in public ownership and legally protected (e.g., Lake Wairarapa and wetlands, and the Tararua, Remutaka, and Aorangi Forest Parks), outside these areas many remaining areas of remnant indigenous forest and *natural inland wetlands* have no legal protection, although pockets of remnant indigenous forest and *natural inland wetland* are increasingly being protected by landowner initiatives such as QEII covenants. SCHED6 Recommended Areas of Protection is provided for informational purposes. This schedule reflects areas identified in Department of Conservation publication: Eastern Wairarapa Ecological District, 2004. The Recommended Areas for Protection (RAP) are areas that are not identified as *Significant Natural Areas* but were identified as containing indigenous biodiversity values of significance. There are no objectives, policies, or rules that relate to the RAP, but they are included in the District Plan to ensure visibility to the community and landowners of their conservation value.

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 *natural inland wetland* areas through clearance for pasture and exotic forestry. Other threats include feral animals, invasion of weeds, and drainage.

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 *natural inland 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, is often required to ensure effective ongoing management.

The Ecosystems and Indigenous Biodiversity chapter seeks to protect the *Significant Natural Areas* and maintain and enhance other indigenous biodiversity values through a combination of regulatory and non-regulatory methods. The regulatory methods are outlined in provisions of this chapter and other relevant chapters of the District Plan. Non-regulatory methods include:

- a. Information and education on the value of the Wairarapa's biodiversity and its significant natural areas, including the need to consider their values when planning an activity or development.
- b. 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.
- c. Use of other statutory functions and powers to promote biodiversity such as the Reserves Act 1977.
- d. Cooperation with landowners, organisations, groups and interested parties involved in conservation management.
- e. Support of local conservation care groups and programmes.
- f. The purchase of *Significant Natural Areas* where full protection of the area or public access is justifiable.
- g. As appropriate, use Heritage Orders to protect specific areas, particularly significant areas under immediate threat.

In relation to *natural inland wetlands*, the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 ("NES-F") provides a national environmental standard for activities on or near *natural inland wetlands*. The NES-F contains a set of planning controls that directs the requirement for consent or otherwise for activities on or near *natural inland wetlands*. Regional councils are responsible for applying and enforcing the provisions of the NES-F. Therefore, the District Plan and district councils do not manage *natural inland wetlands*.

## Objectives

<b>ECO-01</b>	<b>Indigenous biodiversity</b>
The biological diversity of indigenous species and habitats within the Wairarapa is maintained and enhanced, or restored where degraded.	
<b>ECO-02</b>	<b>Significant <i>indigenous vegetation</i> and habitats</b>
Areas of significant <i>indigenous vegetation</i> and significant habitats of indigenous fauna within the Wairarapa are protected from inappropriate subdivision, use, and development.	

## Policies

<b>ECO-P1</b>	<b>Coordination of indigenous biodiversity initiatives</b>
Coordinate with other agencies and organisations in identifying risks, requirements, opportunities, and effective methods for protecting and enhancing Wairarapa's indigenous biodiversity and restoring the Wairarapa's indigenous biodiversity where it has been degraded.	
<b>ECO-P2</b>	<b>Collaborate with indigenous biodiversity initiatives</b>
Collaborate with other agencies and organisations in undertaking joint initiatives and in supporting landowners' initiatives in the protection and enhancement of indigenous biodiversity and restoring the Wairarapa's indigenous biodiversity where it has been degraded.	
<b>ECO-P3</b>	<b>Identify areas of significant <i>indigenous vegetation</i> or habitat</b>
Identify those areas that are habitats comprising significant <i>indigenous vegetation</i> or significant habitats of indigenous fauna in the Wairarapa.	
<b>ECO-P4</b>	<b>Protect areas of significant <i>indigenous vegetation</i> or habitat</b>
Protect those areas that are habitats comprising significant <i>indigenous vegetation</i> or significant habitats of indigenous fauna in the Wairarapa from inappropriate subdivision, land use, and development by: <ul style="list-style-type: none"> <li>a. only providing for activities that demonstrate an <i>operational need</i> or <i>functional need</i> to be located in this area;</li> <li>b. ensuring areas are not removed in whole or part;</li> <li>c. requiring activities within or directly adjacent to these areas to avoid, remedy, or mitigate the adverse effects on the values of the area; and</li> </ul>	

- d. managing effects of vegetation modification within the margins of any *natural inland wetlands* and rely upon Resource Management (National Environmental Standards for Freshwater) Regulations 2020 in all other cases.

**ECO-P5****Appropriate activities for areas of significant *indigenous vegetation* or habitat**

Enable the following activities relating to habitats comprising significant *indigenous vegetation* or significant habitats of indigenous fauna in the Wairarapa where they contribute to the protection, maintenance, and enhancement of the areas:

- a. removal of broken branches, deadwood, diseased vegetation, or exotic species;
- b. maintenance of the safety and efficiency of *network utilities*;
- c. maintenance of existing access tracks for *network utilities*;
- d. maintenance of existing access tracks, fencelines, and firebreaks and the construction of new fencelines and firebreaks;
- e. *customary activities*; and
- f. *conservation activities*.

**ECO-P6****Management of effects within significant *indigenous vegetation* or habitat**

Manage the effects of subdivision, use, and development of significant *indigenous vegetation* and significant habitats of indigenous fauna in the Wairarapa by:

- a. avoiding the loss or degradation of areas of significant *indigenous vegetation* and significant habitats of indigenous fauna in preference to remediation or mitigation;
- b. avoiding the loss of habitat that supports or provides a key life function for Threatened or At Risk indigenous species; and
- c. requiring that any unavoidable more than minor adverse effects on areas of significant *indigenous vegetation* and significant habitats of indigenous fauna are remedied or mitigated.

More than minor residual adverse effects on significant *indigenous vegetation* and significant habitats of indigenous fauna, outside the *Coastal Environment*, that cannot be avoided, remedied, or mitigated in accordance with clauses 1 - 3 above shall be offset, or if *biodiversity offsetting* cannot be reasonably achieved, shall be addressed through *environmental compensation*.

<b>ECO-P7</b>	<b>Appropriate <i>modification</i> of other indigenous vegetation</b>
<p>Provide for the <i>modification</i> of vegetation outside of habitats comprising significant indigenous vegetation or significant habitats of indigenous fauna where:</p> <ol style="list-style-type: none"> <li>a. the <i>indigenous vegetation</i> is kanuka, manuka, or tauhinu;</li> <li>b. other <i>indigenous vegetation</i> where loss of mature <i>indigenous vegetation</i> is minimised;</li> <li>c. timber is for reasonable personal use of up to 50m<sup>3</sup> over any 10-year period;</li> <li>d. modification is undertaken in accordance with an approval under Part IIIA of the Forests Act 1949;</li> <li>e. the naturally occurring <i>indigenous vegetation</i> has grown under the canopy of a plantation forest or as a consequence of the harvesting of plantation forest;</li> <li>f. <i>the plantation forestry</i> and other vegetation has been planted and managed for horticulture or agriculture purposes;</li> <li>g. necessary for the avoidance of imminent danger to human life or property;</li> <li>h. activities are carried out subject to and in accordance with any specific covenants or other legal agreements entered into with the District Council, or Greater Wellington Regional Council, or Department of Conservation, or QEII Trust; and</li> <li>i. it is necessary for the construction or maintenance of a firebreak.</li> </ol>	
<b>ECO-P8</b>	<b>Management of effects on other <i>indigenous vegetation</i></b>
<p>Manage the <i>modification</i> of <i>indigenous vegetation</i> outside of habitats comprising significant <i>indigenous vegetation</i> or significant habitats of indigenous fauna to ensure any adverse effects on the biological diversity of indigenous species and habitats are avoided, remedied, or mitigated, considering:</p> <ol style="list-style-type: none"> <li>a. the significance and values of the vegetation and habitat;</li> <li>b. the extent of modification, including measures to avoid or minimise the loss, damage, or disruption to ecological processes, functions, and integrity of the vegetation and habitat; and</li> <li>c. the effects of the <i>modification</i> on the significance and values of the vegetation and habitat, including potential cumulative effects.</li> </ol>	
<b>ECO-P9</b>	<b>Support and encourage protection and restoration of natural habitats on private land</b>
<p>Support and encourage the protection of natural habitats on private land, including restoring and protecting linkages and ecological corridors.</p>	

<b>ECO-P10</b>	<b>Public awareness of natural values</b>
Increase public awareness of the natural values within the Wairarapa and encourage community support for the protection and conservation of the Wairarapa's biodiversity.	
<b>ECO-P11</b>	<b>Keeping of goats</b>
Restrict the keeping or farming of goats near areas of significant <i>indigenous vegetation</i> and significant habitats of indigenous fauna to protect their natural values.	
<b>ECO-P12</b>	<b>Create conservation lots</b>
Provide for conservation lots to be created during land subdivision to protect areas of significant <i>indigenous vegetation</i> and significant habitats of indigenous fauna.	

## Rules

<b>ECO-R1</b> 	<b><i>Modification of indigenous vegetation within a Significant Natural Area</i></b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The <i>modification of indigenous vegetation</i> is for one or more of the following:</p> <ol style="list-style-type: none"> <li>i. associated with a conservation activity or a customary activity;</li> <li>ii. trimming that is required to comply with the Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001;</li> <li>iii. carried out subject to and in accordance with any specific covenants or other legal agreements entered into with the District Council, or Greater Wellington Regional Council, or Department of Conservation, or QEII Trust;</li> <li>iv. a pest plant species identified in Appendix ECO-1;</li> <li>v. required to remove or trim branches of vegetation to the extent necessary to avoid them interfering with lawfully established structures, buildings, fencelines, network utilities, existing roads or access tracks;</li> <li>vi. required to remove or trim branches of vegetation to the extent necessary to erect a fenceline around the perimeter of the Significant Natural Area;</li> <li>vii. The <i>modification</i> is required in accordance with Section 43 and 64 of the Fire and Emergency New Zealand Act 2017; or</li> </ol>

	viii. The modification is required to remove vegetation infected by an unwanted organism under the Biosecurity Act 1993.
All zones	2. Activity status: <b>Discretionary</b> Where: a. Compliance is not achieved with ECO-R1(1).

ECO-R2 	<b>Modification of indigenous vegetation outside of a Significant Natural Area</b>
All zones	1. Activity status: <b>Permitted</b> Where one or more of the following applies: a. The <i>modification</i> is associated with <i>conservation activities</i> or <i>customary activities</i> ; b. Compliance is achieved with ECO-S1; c. No more than 50m <sup>3</sup> of timber harvested for reasonable personal use over any 10-year period; d. The harvesting of indigenous timber undertaken in accordance with an approval under Part IIIA of the Forests Act 1949; e. The operation and/or maintenance and repair of existing pasture, fences, drains, <i>structures</i> , <i>network utilities</i> , and <i>infrastructure</i> , fire breaks including existing <i>roads</i> or tracks (including walking or cycling tracks); f. Trimming that is required to comply with the Electricity (Hazards from Trees) Regulations 2003; g. Activities carried out subject to and in accordance with any specific covenants or other legal agreements entered into with the District Council, or Greater Wellington Regional Council, or Department of Conservation, or QEII Trust; h. The trimming or removal of <i>indigenous vegetation</i> that has been planted and managed specifically for commercial horticulture, <i>plantation forestry</i> , or agricultural purposes; or i. For the avoidance of loss of life, injury, or serious damage to property; j. The <i>modification</i> is required in accordance with Section 43 and 64 of the Fire and Emergency New Zealand Act 2017;

		<p>k. The modification is required to remove vegetation infected by an unwanted organism under the Biosecurity Act 1993.</p>
	<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with ECO-R2(1).</p> <p>Matters of discretion:</p> <p>1. The matters identified in Policy ECO-P8.</p>

<b>ECO-R3</b> 	<b>Keeping of goats</b>	
	<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The <i>site(s)</i> on which the goats are kept is not located within 2km of the Natural Open Space Zone; and</p> <p>b. Compliance is achieved with ECO-S2.</p>
	<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with ECO-R3(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. The area and location of the activity.</li> <li>3. 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).</li> <li>4. The suitability of fencing for effectively containing goats within the property, having regard to both the goat proof fencing standard ECO-S1 and the nature of the terrain.</li> <li>5. The method of disposing of the goats in the event of the activity being discontinued.</li> <li>6. Potential effect on <i>indigenous vegetation</i> and habitat for indigenous fauna on the site or in the adjacent conservation area.</li> <li>7. Reporting and inspection requirements.</li> <li>8. Methods of stock identification.</li> </ol>

## Standards

ECO-S1 	<b>Modification of <i>indigenous vegetation</i></b>	
<ol style="list-style-type: none"> <li>1. <i>Indigenous vegetation</i> is not within 20m of a <i>natural inland wetland</i>;</li> <li>2. The <i>indigenous vegetation</i> is kanuka, manuka, or tauhinu; and</li> <li>3. Any other <i>indigenous vegetation</i> species where:               <ol style="list-style-type: none"> <li>a. the vegetation <i>height</i> is less than 4m and trunk diameter is less than 30cm as measured 1.4m above ground; and</li> <li>b. all other cases, there is no more than 10% of the total area of vegetation and no more than 200m<sup>2</sup> of vegetation is <i>modified</i> in any 5-year period.</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters identified in Policy ECO-P8.</li> </ol>	
ECO-S2 	<b>Fencing requirements for the <i>keeping of goats</i></b>	
<ol style="list-style-type: none"> <li>1. All goats shall be contained within fenced areas, with fencing that meets the following requirements:               <ol style="list-style-type: none"> <li>a. wire post-and-batten fence with no internal or external stays and with a minimum of high tensile 2.5mm diameter galvanised steel, and either:                   <ol style="list-style-type: none"> <li>i. nine wires, with the bottom wire placed no higher than 80mm above ground level and, above that, wires placed at the following intervals: 100, 100, 100, 110, 120, 135, 150, and 165mm. The top wire should be approximately 50mm below the top of the post; or</li> <li>ii. seven wires, with the bottom wire barbed, and no higher than 80mm above ground level and, above that, wires</li> </ol> </li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the proposed alternative fence design or other means of containment (by enclosure or tether) will adequately contain the keeping of goats within the <i>site</i>.</li> </ol>	

placed at the following intervals 100, 120, 140, 160, 210, and 250mm. The top wire should be approximately 50mm below the top of the post. An electric wire on an outrigger shall also extend for the full length of the fence.

- b. posts must be at the following intervals:
  - i. less than 30 degrees ground slope: 5m;
  - ii. 30 degrees to less than 45 degrees: 4m; and
  - iii. 45 degrees or more: 3m;
- c. battens must be at 1m intervals; and
- d. fences across water bodies shall also require a floodgate to be constructed of H3 treated 100mm x 50mm timber suspended from an overhead wire or rail in such a way that the spacings will allow the passage of water but will not allow stock including goats to pass through. A cross-bar shall be positioned in the top third of the floodgate. Wire netting will not be used in floodgate construction. Flood gates across culverted watercourses shall be on the downstream side of the culvert.

**APPENDIX ECO-1: Pest Plant Species**

(Derived from the Wellington Regional Pest Management Plan)

<b>Common name</b>	<b>Species</b>
African club moss	<i>Selaginella kraussiana</i>
African feather grass	<i>Pennisetum macrourum</i>
African fountain grass	<i>Pennisetum setaceum</i>
Apple of Sodom	<i>Solanum linnaeanum</i>
Artemisia	<i>Artemisia spp</i>
Artillery plant	<i>Galeobdolon luteum</i>
Arum lily	<i>Zantedeschia aethiopica</i>
Asiatic knotweed	<i>Reynoutria japonica</i>
Australian sedge	<i>Carex longebrachiata</i>
Barberry	<i>Berberis glaucocarpa</i>
Bathurst bur	<i>Xanthium spinosum</i>
Blackberry	<i>Rubus spp. barbed cultivars</i>
Blue morning glory	<i>Ipomoea indica</i>
Bomarea	<i>Bomarea caldasii, B. multiflora</i>
Boxthorn	<i>Lycium ferocissimum</i>
Broom	<i>Cytisus scoparius</i>
Brush wattle	<i>Paraserianthes lophantha</i>
Buddleia	<i>Buddleja davidii</i>
Californian arrowhead	<i>Sagittaria montevidensis</i>
Californian bulrush	<i>Schoenoplectus californicus</i>
Cape honey flower	<i>Melianthus major</i>
Cape ivy	<i>Senecio angulatus</i>

Common name	Species
Cape tulip	<i>Moraea flaccida</i> (syn. <i>H omeria collina</i> )
Chilean flame creeper	<i>Tropaeolum speciosum</i>
Chinese pennisetum	<i>Pennisetum alopecuroides</i>
Chocolate vine	<i>Akebia quinata</i>
Climbing asparagus	<i>Asparagus scandens</i>
Climbing dock	<i>Rumex sagittatus</i>
Cotoneaster	<i>Cotoneaster franchetii</i> , <i>C. horizontalis</i>
Crack willow	<i>Salix fragilis</i>
Darwin's barberry	<i>Berberis darwinii</i>
Delta arrowhead	<i>Sagittaria platyphylla</i>
Didymo	<i>Didymosphenia geminata</i>
Elaeagnus	<i>Elaeagnus x reflexa</i>
Evergreen buckthorn	<i>Rhamnus alaternus</i>
German ivy	<i>Senecio mikanioides</i>
Giant knotweed	<i>Reynoutria sachalinensis</i> and hybrids
Giant Hogweed	<i>Heracleum mantegazzianum</i>
Gorse	<i>Ulex europaeus</i>
Great bindweed	<i>Calystegia silvatica</i>
Gunnera	<i>Gunnera tinctoria</i>
Hawaiian arrowhead	<i>Sagittaria sagittifolia</i>
Hawthorn	<i>Crataegus monogyna</i>
Hemlock	<i>Conium maculatum</i>
Himalayan honeysuckle	<i>Leycesteria formosa</i>

Common name	Species
Hornwort	<i>Ceratophyllum demersum</i>
Houttuynia	<i>Houttuynia cordata</i>
Hydrilla	<i>Hydrilla verticillata</i>
Japanese honeysuckle	<i>Lonicera japonica</i>
Japanese spindletree	<i>Euonymus japonicus</i>
Johnson grass	<i>Sorghum halepense</i>
Lagarosiphon	<i>Lagarosiphon major</i>
Madeira vine	<i>Anredera cordifolia</i>
Manchurian wild rice	<i>Zizania latifolia</i>
Marram grass	<i>Ammophila arenaria</i>
Mexican daisy	<i>Erigeron karvinskianus</i>
Mile-a-minute	<i>Dipogon lignosus</i>
Mist flower	<i>Ageratina riparia</i>
Monkey apple	<i>Acmena smithii</i>
Montbretia	<i>Crocasmia x crocosmiiflora</i>
Nasturtium	<i>Nasturtium officinalis</i>
Nodding thistle	<i>Carduus nutans</i>
Noogoora bur	<i>Xanthium occidentale</i>
Pampas grass	<i>Cortaderia jubata, C. selloana</i>
Parrot's feather	<i>Myriophyllum aquaticum</i>
Perennial nettle	<i>Urtica dioica (subsp.)</i>
Periwinkle	<i>Vinca major</i>
Phragmites	<i>Phragmites australis</i>

Common name	Species
Plectranthus	<i>Plectranthus ciliatus</i>
Polypodium (common polypody)	<i>Polypodium vulgare</i>
Purple ragwort	<i>Senecio glastifolius</i>
Pussy willow	<i>Salix cinerea</i>
Pyp grass	<i>Ehrharta villosa</i>
Ragwort	<i>Senecio jacobaea</i>
Saffron thistle	<i>Carthamus lanatus</i>
Salvinia	<i>Salvinia molesta</i>
Silver poplar	<i>Populus alba</i>
Smilax	<i>Asparagus asparagoides</i>
Spanish heath	<i>Erica lusitanica</i>
Stinking iris	<i>Iris foetidissima</i>
Sweet pea shrub	<i>Polygala myrtifolia</i>
Sycamore	<i>Acer pseudoplatanus</i>
Tradescantia	<i>Tradescantia fluminensis</i>
Tuber ladder fern	<i>Nephrolepis cordifolia</i>
Variegated thistle	<i>Silybum marianum</i>
Velvet groundsel	<i>Senecio petasitis</i>
Water hyacinth	<i>Eichhornia crassipes</i>
White bryony	<i>Bryonia cretica subsp. dioica</i>
White edged nightshade	<i>Solanum marginatum</i>
Wild ginger	<i>Hedychium, gardnerianum, H. flavescens</i>
Wild onion	<i>Allium vineale</i>

## NATC – Natural Character

The Wairarapa has an extensive coastline and numerous freshwater bodies, including Lake Wairarapa and the Ruamāhanga, Waipoua, Waingawa, Waiohine, and Tauherenikau Rivers, that are important natural features. Under section 6 of the RMA, preserving the natural character of the *coastal environment, wetlands, lakes, rivers*, and their margins and protecting them from inappropriate use, subdivision, and development is a matter of national importance.

Importance must also include cognisance of Te Rohe o Rongokako Joint Redress Act 2022 between Rangitāne Tu Mai Ra Trust and Ngati Kahungūnu ki Wairarapa Tamaki Nui A Rua iwi over the management of Wairarapa Moana and Ruamahanga River catchment in this chapter.

Riparian margins have natural character values and provide access to *surface waterbodies* and contribute to amenity, recreation, hazard management, and ecological values.

*Surface waterbodies* that require additional special protection from inappropriate use, subdivision, and development are identified as *Significant Waterbodies*. These *surface waterbodies* have been identified due to a number of significant values within their riparian margins, including those associated with natural character, public access, cultural significance, indigenous biodiversity, and natural hazard values. *Significant waterbodies* are identified based on the following criteria:

1. the *surface waterbody* and/or its margins have high natural character and ecology values, including natural aquatic habitats that support the presence of threatened, at risk, or regionally distinctive indigenous species;
2. the *surface waterbody* is of a nature and magnitude that creates a risk for *natural hazards*;
3. use of the *surface waterbody* and/or its margins for recreational and public access purposes including walking, surface water activities, fishing, hunting, and tramping;
4. cultural, spiritual, or heritage associations of tangata whenua to the *surface waterbody*, including ability to undertake *customary activities*; and/or
5. importance of water quality, including for urban water supplies, and in relation to the above values.

This chapter addresses the natural character of freshwater environments, including *rivers, lakes, natural inland wetlands*, and their margins. Natural character of coastal areas is addressed in the *Coastal Environment* chapter, including provisions relating to *Outstanding Natural Character* and *Very High and High Natural Character Areas* in the coastal environment. Resource Management (National Environmental Standards for Freshwater) Regulations 2020 manage vegetation removal, *earthworks, natural hazards works, infrastructure*, and public access *structures* within 10m of *natural inland wetlands*. As such, the provisions outlined in this chapter do not duplicate any requirements for these activities and they are not managed through this chapter.

The Greater Wellington Regional Council Natural Resources Plan manages *earthworks* within 5m of *surface waterbodies*, as such, the provisions outlined in this chapter do not duplicate *earthworks* rules within these riparian margins.

## Objectives

<b>NATC-O1</b>	<b>Preserve and enhance natural character</b>
The natural character of the Wairarapa's <i>rivers, lakes, and natural inland wetlands</i> and their margins is preserved, and enhanced where appropriate, and protected from inappropriate subdivision, use, and development.	

## Policies

<b>NATC-P1</b>	<b>Retain special qualities and natural character of <i>surface waterbodies</i></b>
Manage the design, location, and scale of subdivision, use, and development adjoining <i>surface waterbodies</i> so they preserve the special qualities and natural character of <i>surface waterbodies</i> .	
<b>NATC-P2</b>	<b>Restoration and enhancement</b>
Provide for and encourage the restoration and/or enhancement of the natural character of <i>surface waterbodies</i> and their margins.	
<b>NATC-P3</b>	<b>Enabled earthworks in proximity to Significant Waterbodies</b>
Allow <i>earthworks</i> within 25m of <i>Significant Waterbodies</i> where they are for the purpose of maintenance works on <i>infrastructure</i> , such as maintaining drains, man-made dams, access tracks or <i>roads</i> , for approaches to bridges and culverts or for water supply <i>infrastructure</i> , including irrigation.	
<b>NATC-P4</b>	<b>Restrict earthworks in proximity to <i>Significant Waterbodies</i></b>
Only allow other earthworks within 25m of <i>Significant Waterbodies</i> where: <ul style="list-style-type: none"> <li>a. natural character values of <i>Significant Waterbodies</i> are preserved or enhanced; and</li> <li>b. significant adverse effects on the values of <i>Significant Waterbodies</i> are avoided and all other adverse effects are avoided, minimised, or remedied.</li> </ul>	
<b>NATC-P5</b>	<b>Buildings and structures</b>
Discourage <i>buildings and structures</i> within 10m of <i>surface waterbodies</i> within the General Rural Zone, 5m of any <i>surface waterbody</i> in any other zone, and 25m of <i>Significant</i>	

*Waterbodies* across all zones and only allow *buildings* and *structures* within these setbacks where:

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

**NATC-P6**

***Modification of vegetation in proximity to Significant Waterbodies***

Allow *modification* of vegetation within 25m of *Significant Waterbodies* where it involves *pest plant species* or is associated with *primary production*, and only allow other modification of vegetation when:

- a. natural character values of *Significant Waterbodies* are preserved or enhanced; and
- b. significant adverse effects on the values of *Significant Waterbodies* are avoided and all other adverse effects are avoided, minimised, or remedied.

## Rules

NATC-R1 		<b>Earthworks within 25m of a <i>Significant Waterbody</i></b>
<b>All zones</b>		<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The <i>earthworks</i> are for the purpose of: <ul style="list-style-type: none"> <li>i. the maintenance of drains, man-made dams, access tracks, existing <i>infrastructure</i> or <i>roads</i>;</li> <li>ii. the maintenance of water supply <i>infrastructure</i>, including irrigation;</li> <li>iii. construction or maintenance of a bridge or culvert; or</li> <li>iv. <i>park management activities</i> in the Open Space and Recreation Zones.</li> </ul> </li> </ul>
<b>All zones</b>		<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NATC-R1(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, extent, timing, and duration of the activity.</li> <li>2. Effects on the risks from <i>natural hazards</i>, including erosion and flooding.</li> <li>3. Effects on natural character and landscape values.</li> <li>4. Effects on ecological values, including the aquatic values of the <i>surface waterbody</i>.</li> </ul>

	<ol style="list-style-type: none"> <li>5. Effects on recreational values and public access.</li> <li>6. Effects on areas of significance to tangata whenua and archaeological sites.</li> <li>7. Methods to avoid, remedy, or mitigate the adverse effects.</li> <li>8. Rehabilitation measures, including recontouring and revegetation.</li> </ol>
--	--

<b>NATC-R2</b> 	<b>Modification of vegetation and associated earthworks within 25m of a Significant Waterbody</b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The <i>modification</i> of vegetation only involves pest plant species identified in Appendix ECO-1; or</li> <li>b. The <i>modification</i> of vegetation associated with an existing <i>primary production</i> activity and there is no <i>modification</i> of <i>indigenous vegetation</i>.</li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NATC-R2(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, extent, timing, and duration of the activity.</li> <li>2. Effects on the risks from natural hazards, including erosion and flooding.</li> <li>3. Effects on natural character and landscape values.</li> <li>4. Effects on ecological values, including the aquatic values of the <i>surface waterbody</i>.</li> <li>5. Effects on recreational values and public access.</li> <li>6. Effects on areas of significance to tangata whenua and archaeological sites.</li> <li>7. Methods to avoid, remedy, or mitigate the adverse effects.</li> <li>8. Rehabilitation measures, including recontouring and revegetation.</li> </ol>

## NFL – Natural Features and Landscapes

The RMA requires the protection of *Outstanding Natural Features and Landscapes* in the district from inappropriate subdivision, use, and development. These are the features and landscapes that are outstanding due to a range of factors, e.g. scientific matters, and aesthetic, transient, and cultural values.

The Natural Features and Landscapes chapter comprises identified areas of *Outstanding Natural Features and Landscapes* and *Special Amenity Landscapes* throughout the Wairarapa districts. These are district-wide overlays which apply across all zones containing these landscapes and features.

The landscapes within the Wairarapa define the characteristics and unique identity of the area, incorporating rugged and rolling hills, ridgelines, lowland valleys, and coastal escarpments. Some features remain strongly natural while others have been modified through human activity over time. Together these provide a distinct natural identity and amenity unique to the Wairarapa that is valued by the community.

*Outstanding Natural Features and Landscapes* are dominated by natural landscape components and are identified on the basis of their characteristics and values. *Outstanding Natural Features and Landscapes* include both outstanding natural features and the broader outstanding landscapes. The District Plan avoids distinguishing between ‘features’ and ‘landscapes’ and instead identifies any outstanding areas collectively as *Outstanding Natural Features and Landscapes*. All of the identified *Outstanding Natural Features and Landscapes* within the Wairarapa are identified in SCHED9 Outstanding Natural Features and Landscapes.

*Special Amenity Landscapes* are areas where either the natural components dominate and are highly valued but are not outstanding or areas with outstanding values which have been modified by human activity, such as pastoral farming. These landscapes are still important and exhibit characteristics which make them special. There are no specific rules that relate to *Special Amenity Landscapes*; however, the full list of identified special amenity areas within the Wairarapa are identified in SCHED8 Special Amenity Landscapes and shown on the District Plan Maps for information purposes.

Importance must also include cognisance of Te Rohe o Rongokako Joint Redress Act 2022 between Rangitāne Tu Mai Ra Trust and Ngati Kahungūnu ki Wairarapa Tamaki Nui A Rua iwi over the management of Wairarapa Moana and Ruamahanga River catchment in this chapter.

## Objectives

<b>NFL-O1</b>	<b><i>Outstanding Natural Features and Landscapes</i></b>
The identified <i>Outstanding Natural Features and Landscapes</i> are protected from the adverse effects of inappropriate subdivision, use, and development.	
<b>NFL-O2</b>	<b><i>Special Amenity Landscapes</i></b>
The identified <i>Special Amenity Landscapes</i> within the Wairarapa are maintained and where practicable enhanced.	

## Policies

<b>NFL-P1</b>	<b>Identify Outstanding Natural Features and Landscapes</b>
<p><i>Outstanding Natural Features and Landscapes</i> within the Wairarapa have been identified as being natural features and landscapes where:</p> <ul style="list-style-type: none"> <li>a. they are exceptional or out of the ordinary; and</li> <li>b. their natural components dominate over the influence of human activity.</li> </ul> <p>While taking into account the following criteria:</p> <ul style="list-style-type: none"> <li>i. natural science factors;</li> <li>ii. sensory factors; and</li> <li>iii. shared or recognised features.</li> </ul>	
<b>NFL-P2</b>	<b>Identify <i>Special Amenity Landscapes</i></b>
Identify <i>Special Amenity Landscapes</i> that are distinctive, widely recognised, and highly valued by the community for their contribution to the amenity and quality of the environment of the Wairarapa, based on the criteria in Policy NFL-P1.	
<b>NFL-P3</b>	<b>Subdivision, use, and development within an <i>Outstanding Natural Features and Landscapes</i> outside the <i>Coastal Environment</i></b>
<p>Only allow subdivision, use, and development within an identified <i>Outstanding Natural Feature and Landscape</i> where it:</p> <ul style="list-style-type: none"> <li>a. avoids significant adverse effects and avoids, remedies, or mitigates any other adverse effects on the identified characteristics and values of the <i>Outstanding Natural Feature and Landscape</i>;</li> <li>b. is demonstrated it is appropriate by: <ul style="list-style-type: none"> <li>i. having an operational need or functional need to be located in this area;</li> <li>ii. minimising earthworks and changes to the landform;</li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>iii. reducing the scale and prominence of any buildings or structures, including any proposed building platforms, and integrating landform and context into the design and through the use of naturally occurring building platforms and sympathetic materials;</li> <li>iv. avoiding or minimising the removal of any indigenous vegetation;</li> <li>v. enabling the repair, maintenance, and removal of existing infrastructure; and</li> <li>vi. enabling the continuation, or enhancing, of tangata whenua cultural and spiritual values and <i>customary activities</i>.</li> </ul>
<b>NFL-P4</b>	<b>Subdivision, use, and development within <i>Outstanding Natural Features and Landscapes</i> within the <i>Coastal Environment</i></b>
Avoid adverse effects from subdivision, use, and development on the identified characteristics and values of the <i>Outstanding Natural Features and Landscapes</i> located within the <i>Coastal Environment</i> .	
<b>NFL-P5</b>	<b>Appropriate activities within <i>Outstanding Natural Feature and Landscape</i></b>
Allow subdivision, use, and development within an <i>Outstanding Natural Features and Landscapes</i> where it is associated with <i>conservation activities</i> or: <ul style="list-style-type: none"> <li>a. it relates to the maintenance, repair, or removal of existing <i>infrastructure</i>;</li> <li>b. there is a <i>functional need</i> or <i>operational need</i> for the activity to be located in the <i>Outstanding Natural Features or Landscapes</i>;</li> <li>c. the form, scale, and nature of the activity will not detract from the characteristics and values of the <i>Outstanding Natural Features and Landscapes</i> by: <ul style="list-style-type: none"> <li>i. integrating landform and context into the design and through the use of naturally occurring <i>building</i> platforms and sympathetic materials;</li> <li>ii. limiting the prominence or visibility of built form, including by integrating it into the natural landform; and</li> <li>iii. restoring or reinstating areas of <i>earthworks</i> and replanting areas of <i>modification</i> of vegetation; and</li> </ul> </li> <li>d. the activity is consistent with Policies NFL-P3 and NFL-P4.</li> </ul>	
<b>NFL-P6</b>	<b>Increasing public awareness</b>
Increase public awareness of landscape values and their importance and encourage the community and landowners to support protection of the Wairarapa's <i>Outstanding Natural Features and Landscapes</i> and support the maintenance and enhancement of <i>Significant Amenity Landscapes</i> .	
<b>NFL-P7</b>	<b>Support and incentivise voluntary protection</b>
Provide support and incentives as appropriate to landowners in the protection of <i>Outstanding Natural Features and Landscapes</i> .	

## Rules

NFL-R1	<i>Earthworks, modification of indigenous vegetation, or buildings and structures (including construction, additions, and alterations) within Outstanding Natural Features and Landscapes</i>
All zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. NFL-S1;</li> <li>ii. NFL-S2; and</li> <li>iii. NFL-S3; or</li> </ul> </li> <li>b. <i>Earthworks, modification of indigenous vegetation, or buildings and structures</i> are associated with <i>conservation activities</i>;</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>c. The <i>Outstanding Natural Features and Landscapes</i> is not located within the <i>Coastal Environment</i>; and</li> <li>d. Is not associated with <i>plantation forestry</i>.</li> </ul>
All zones	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NFL-R1(1)(c); and</li> <li>b. Compliance is achieved with NFL-R1(1)(a).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The degree of change to the natural landform.</li> <li>2. The effects of activity on the identified characteristics and values of the <i>Outstanding Natural Features and Landscapes</i>.</li> <li>3. The effects of activity on the identified characteristics and values of the <i>Coastal Environment</i>.</li> <li>4. Whether the activity has an operational need or functional need for the location.</li> <li>5. The effect of the reflectivity and colour of external materials on the identified characteristics and values of the <i>Outstanding Natural Features and Landscapes</i>.</li> </ul>
All zones	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NFL-R1(1)(a);</li> <li>b. The <i>Outstanding Natural Features and Landscapes</i> is not located within the <i>Coastal Environment</i>;</li> </ul>

	<p>c. The maximum area of <i>earthworks</i> within an <i>Outstanding Natural Features and Landscapes</i> does not exceed 500m<sup>2</sup> per <i>site</i>;</p> <p>d. The maximum area of any <i>modification</i> of vegetation does not exceed 500m<sup>2</sup> per <i>site</i>; and</p> <p>e. Any <i>building</i> or <i>structure</i> does not exceed:</p> <ul style="list-style-type: none"> <li>i. a <i>gross floor area</i> of 200m<sup>2</sup> per <i>site</i>; and</li> <li>ii. a maximum <i>height</i> of 5m.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>
<b>All zones</b>	<p>4. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. <i>Earthworks, modification of vegetation, or buildings and structures</i> is not otherwise provided for by Rule NFL-R1(1), NFL-R1(2), or NFL-R1(3).</li> </ul>

<b>NFL-R2</b>	<b><i>Plantation forestry</i></b>
<b>All zones</b>	<p>1. Activity status: <b>Non-complying</b></p>

## Standards

NFL-S1	Earthworks	
<p>1. <i>Earthworks</i> must not exceed:</p> <ul style="list-style-type: none"> <li>a. a maximum cut or fill <i>height</i> greater than 1.5m above ground level; and</li> <li>b. a maximum area of 50m<sup>2</sup> per <i>site</i>.</li> </ul> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. <i>Earthworks</i> associated with maintaining existing farm tracks, fence lines, water supply infrastructure and access ways are exempt from the above area standards but must comply with NFL-S1(1)(a).</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The degree of change to the natural landform.</li> <li>2. The effect of the earthworks on the identified characteristics and values within an Outstanding Natural Features and Landscapes.</li> </ul>	
NFL-S2	Modification of indigenous vegetation	
<p>1. <i>Modification of indigenous vegetation</i> must not exceed, in total area, 50m<sup>2</sup> in any 12-month period.</p> <p>This standard does not apply to <i>modification of indigenous vegetation</i> that is:</p> <ul style="list-style-type: none"> <li>a. 3m either side of, or within, an existing formed <i>road</i>, stock crossing, or accessway;</li> <li>b. 3m either side of a fence, or other lawfully established <i>structure</i>; or</li> <li>c. within 10m of an existing lawfully established <i>residential unit</i>.</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The scale of the indigenous vegetation modification.</li> <li>2. The effect of the vegetation modification on identified values and characteristics within an Outstanding Natural Features and Landscapes.</li> </ul>	
NFL-S3	Buildings and structures	
<p>1. Buildings and structures within an <i>Outstanding Natural Features and Landscape</i> must meet the following standards:</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Whether the <i>building</i> or <i>structure</i> is integrated into the landform to limit prominence and protect the identified characteristics and values within an</li> </ul>	

<ul style="list-style-type: none"><li>a. the <i>gross floor area</i> of any <i>building</i> or <i>structure</i> on a <i>site</i> must not exceed 50m<sup>2</sup> per <i>site</i>;</li><li>b. the <i>building</i> or <i>structure</i> must not exceed one storey and must not exceed a maximum <i>height</i> of 5m;</li><li>c. maximum of one <i>residential unit</i> per <i>site</i>;</li><li>d. any roof cladding must be of matt finish in a natural range of browns, greens, and greys to complement the tones found in the natural surroundings, with the colour having a light reflectivity value (LRV) percentage between 5 and 25%; and</li><li>e. cladding is limited to natural materials and/or recessive colours with light reflectivity value (LRV) of 35% or less.</li></ul>	<p><i>Outstanding Natural Features and Landscapes.</i></p> <ul style="list-style-type: none"><li>2. The effect of the scale and location on the identified characteristics and values within an <i>Outstanding Natural Features and Landscapes.</i></li><li>3. The effect of the reflectivity and colour of external materials on the identified characteristics and values within an <i>Outstanding Natural Features and Landscapes.</i></li></ul>
---	---

## PA – Public Access

The Wairarapa has an extensive coastline and numerous freshwater bodies, including Lake Wairarapa and the Ruamāhanga, Waipoua, Waingawa, Waiohine, and Tauherenikau Rivers, that are important natural features and highly valued for cultural and recreation uses. Therefore, public access to these *surface waterbodies* contributes to the cultural, social, and economic wellbeing of the Wairarapa.

The maintenance and enhancement of public access to and along the *Coastal Marine Area*, *lakes*, and *rivers* is a matter of national importance under section 6 of the RMA. Public access to and along the *coastal environment* is a key consideration of the New Zealand Coastal Policy Statement.

The District Plan has an important role in providing for public access to and along *surface waterbodies* and the *Coastal Marine Area* throughout the Wairarapa. This role includes the provision of *esplanade reserves* or *esplanade strips* when land is subdivided. *Waterbodies* that are of particular significance for public access within their margins are identified as *Significant Waterbodies*. The associated rules to manage inappropriate use and development within the margins of these *Significant Waterbodies* is located within the Natural Character chapter.

This Public Access chapter contains objectives and policies relating to public access. Rules relating to *esplanade reserves* and *esplanade strips* are contained in the Subdivision Chapter. These provisions align with the Subdivision Chapter and are considered at the time of any subdivision consent or any land use consent within the margins of the *Coastal Marine Area* or *surface waterbody*.

### Objectives

PA-01	Public access and enjoyment
<p>Public access to and enjoyment of the coast, <i>rivers</i>, <i>lakes</i>, and <i>natural inland wetlands</i> and their margins is maintained and enhanced in a manner that:</p> <ol style="list-style-type: none"> <li>a. preserves their natural character, indigenous biodiversity, landscape, historic heritage, and cultural values; and</li> <li>b. minimises incompatibility of providing public access with adjoining activities.</li> </ol>	

## Policies

<b>PA-P1</b>	<b>Esplanade reserves and strips and access strips</b>
<p>Require, where appropriate, any subdivision of land to provide <i>esplanade reserves</i> or <i>esplanade strips</i> to form a connected series of <i>esplanade reserves/strips</i> of minimum width of 10 m along <i>surface waterbodies</i> and the <i>Coastal Marine Area</i> where:</p> <ol style="list-style-type: none"> <li>a. the subdivision of land adjoins a <i>surface waterbody</i> or the <i>Coastal Marine Area</i> and access is necessary to protect natural character, indigenous biodiversity, landscape, historic heritage, recreational, and cultural values; and</li> <li>b. the subdivision of land adjoins or can provide improved access to <i>Significant Waterbodies</i>.</li> </ol>	
<b>PA-P2</b>	<b>Compatible activities</b>
<p>Enable activities within the coast, rivers, lakes, and wetlands and their margins that do not restrict or prevent public access to, or adjacent to the coast and <i>surface waterbodies</i>.</p>	
<b>PA-P3</b>	<b>Public access to the <i>Coastal Marine Area</i></b>
<p>Ensure use, subdivision, and development of the coastal environment provides for, or enhances, public access to and along the <i>Coastal Marine Area</i>. Access should only be restricted for the following reasons:</p> <ol style="list-style-type: none"> <li>a. to protect natural habitats;</li> <li>b. to protect sites and activities of cultural value to Māori;</li> <li>c. to protect historic heritage features and areas; or</li> <li>d. to protect public health and safety.</li> </ol>	

## SUB – Subdivision

This chapter contains rules that have legal effect. They are identified with a red gavel symbol  next to the provision reference number. Red box indicates where only part of a provision takes legal effects.

Subdivision is the process of dividing a site or building into one or more additional sites or units or changing an existing boundary location. The way a site is subdivided, including its size and shape, is important as it can factor into the future use and development of the land, its character and quality, and any impacts on adjacent sites. Subdivision can also affect the natural and physical environment and introduce long-term development patterns that cannot be easily changed.

The subdivision process regulates the provision of services for development and activities, including infrastructure and reserves. The adverse effects of activities are generally controlled by the provisions for each zone at the time of development. However, some potential effects of those activities that may be undertaken on sites are most appropriately managed at the time of subdivision. For example, forming new connections to roads may have an impact on the amenity values of an area and the safety and efficiency of the transport network, and the most effective time and means of addressing such effects is through a subdivision consent. It is also important to ensure that new sites being created are of a size and shape that can accommodate future development and be adequately serviced, either by reticulated services or on-site services.

The subdivision of land to create new lots on undeveloped land also creates expectations and property rights. It requires consideration of the need for public open space, esplanade strips, community facilities, and servicing by and connections to infrastructure. Cost-effective servicing by infrastructure is an important consideration for greenfield developments. However, ensuring sufficient infrastructure capacity can also be an issue for subdivision of already developed land.

This chapter contains rules and standards relating to subdivision of land within District-Wide Matters chapters, such as the *Coastal Environment*, *Natural Hazards*, *Natural Environments*, and the *National Grid Corridor*. The District-Wide Matters chapters contain the objectives and policies that also apply to any subdivision application.

Minimum lot sizes have been informed by the Councils' strategic planning documents where applicable, including the Carterton Urban Growth Strategy and the South Wairarapa Spatial Plans, which have been consulted on and adopted by each respective Council based on an assessment of areas suitable for future development.

Additional regulatory requirements, separate to the District Plan, are also relevant to subdivision:

1. The partitioning of Māori land is primarily controlled by the Te Ture Whenua Māori Act 1993 and administered by the Māori Land Court.

2. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”) controls activities on pieces of land where soil may be contaminated in such a way as to be a risk to human health, including subdivision of potentially contaminated land. District Councils are responsible for applying and enforcing the provisions of the NESCS. The NESCS does not contain any objectives or policies and those in the District Plan will apply. This chapter contains objective and policy direction for the assessment of any resource consent applications required under the NESCS in accordance with the requirements of section 104 of the RMA.
3. For detailed technical and engineering requirements and guidance, reference should be made to NZS 4404:2010 Land Development and Subdivision Engineering as well as Wellington Water’s Regional Water Standard May 2019 for SWDC, and advice should be sought from Councils’ Development Engineers.

In the case of conflict with any provision of this plan and any national environmental standard (including the NESCS), under Section 43B of the Act the provisions of the national environmental standards will prevail.

Note: There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Objectives

<b>SUB-O1</b>	<b>Subdivision and development design</b>
<p>Subdivision and developments create allotments and patterns of land use and development that:</p> <ul style="list-style-type: none"> <li>a. provide for the anticipated purpose, character, and amenity of each zone and the qualities and values of the site(s) including natural features and landscapes, <i>waterbodies</i>, <i>indigenous biodiversity</i>, historic heritage, and sites and areas of significance to Māori;</li> <li>b. provide for a variety of housing types that cater for the range of community needs, such as affordability, accessibility, and lifestyle;</li> <li>c. are well-functioning, accessible, integrated, and connected with adjoining neighbourhoods;</li> <li>d. provide accessible and well-designed open space areas;</li> <li>e. protect cultural, heritage, and natural values; and</li> <li>f. respond to the risks of <i>natural hazards</i> and is resilient to climate change.</li> </ul>	
<b>SUB-O2</b>	<b>Servicing</b>
<p>Subdivision and developments are serviced to provide for the likely or anticipated use of the land while avoiding, remedying, or mitigating adverse effects on the environment by ensuring:</p> <ul style="list-style-type: none"> <li>a. subdivisions within the urban boundary connect to reticulated water and wastewater services (and reticulated stormwater services where they are available or provide for on-site stormwater disposal) with sufficient capacity to accommodate proposed or anticipated development; and</li> <li>b. subdivisions in Rural Zones are capable of being serviced via on-site water, wastewater, and stormwater measures when development occurs on the site.</li> </ul>	
<b>SUB-O3</b>	<b>Future development</b>
<p>Subdivision and development are provided for where they integrate with the existing and planned development of land, <i>roads</i>, and <i>infrastructure</i>, and avoid fragmentation or development that undermines the effective and efficient provision of <i>infrastructure</i> and <i>roads</i>.</p>	

## Policies

<b>SUB-P1</b>	<b>Creation and design of allotments</b>
<p>Allow subdivision and development that results in the efficient and productive use of land, provides for the needs of the community, and supports the policies of the District Plan for the applicable zones, where the design:</p> <ol style="list-style-type: none"> <li>a. reflects patterns of development that are consistent, compatible, and reinforce the role, function, and existing or planned character and qualities of the zone as set out by the Objectives and Policies of the applicable zone;</li> <li>b. maintains the integrity of the zone with lot sizes sufficient to accommodate intended land uses;</li> <li>c. if within the urban boundary, provides adequate public open space that is accessible, useable, and well-designed, and encourages social interaction, neighbourhood cohesion, and a sense of place;</li> <li>d. has legal and physical access to each allotment created by the subdivision;</li> <li>e. creates esplanade reserves and access where land adjoins MHWS and/or rivers whose bed has an average width of 3m or more;</li> <li>f. ensures that the staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development; and</li> <li>g. results in good urban design outcomes by using measures to enhance urban environments such as Crime Prevention Through Environmental Design (CPTED), energy efficiency, and transport connectivity measures.</li> </ol>	
<b>SUB-P2</b>	<b>Provide integrated <i>infrastructure</i> at subdivision</b>
<p>Require subdivision to be located where appropriate <i>infrastructure</i> is available, or to provide <i>infrastructure</i> in an integrated and comprehensive manner by:</p> <ol style="list-style-type: none"> <li>a. ensuring appropriate <i>infrastructure</i> has the capacity to accommodate the development or anticipated future development of the land in accordance with the purpose of the zone, is in place at the time of subdivision or development, and integrates with existing and planned <i>infrastructure</i>;</li> <li>b. requiring connections to Council's reticulated systems within the urban boundary to meet the performance criteria of the relevant Council;</li> <li>c. ensuring allotments outside the urban boundary are of a sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, stormwater, and water supply <i>infrastructure</i>, and that there is sufficient water supply capacity for firefighting purposes;</li> </ol>	

- d. ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users and the intended functioning of the road or access;
- e. providing for transport network connections within and between communities;
- f. where consistent with the zone, providing for a variety of travel modes that reflect the purpose, character, and amenity values of the zone, including walking, cycling, and access to and infrastructure for public transport while recognising the role that efficient transport infrastructure and connectivity plays in reducing greenhouse gas emissions; and
- g. achieving safe and efficient access onto and from state highways.

<b>SUB-P3</b>	<b>Subdivision containing natural features or sites or items with significant values</b>
---------------	--

Manage subdivision of land containing significant natural features or other values such as landforms, *waterbodies*, *indigenous vegetation* and ecological values, historic heritage, sites of significance to Māori, or identified or otherwise known features to ensure their protection, enhancement, and community accessibility in line with the objectives and policies of the relevant chapters of this Plan.

<b>SUB-P4</b>	<b>Subdivision in areas with significant risks from <i>natural hazards</i></b>
---------------	--

Manage significant risks from *natural hazards* by avoiding subdivision that:

- a. creates new, increases the likelihood, or exacerbates existing *natural hazards* including coastal hazards, erosion, slippage, subsidence, falling debris, flooding, or liquefaction;
- b. results in adverse effects on the stability of land and *buildings*;
- c. accelerates, worsens, or results in material damage to land, *buildings*, or people from *natural hazards*; or
- d. at the time of subdivision does not provide safe and stable *building* platforms over a 100-year horizon taking into account potential effects from climate change and/or sea level rise.

<b>SUB-P5</b>	<b>Rural character and amenity values of subdivision in the General Rural Zone</b>
---------------	--

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

- a. enabling and promoting openness and predominance of vegetation;
- b. enabling and promoting a productive working landscape;

- c. enabling primary production and ancillary activities;
- d. providing for varying forms, scale, and separation of structures associated with *primary production activities*;
- e. managing the density and location of residential development;
- f. ensuring allotments can be self-serviced;
- g. retaining a clear delineation and contrast between the district's rural areas and urban areas; and
- h. avoiding, remedying, or mitigating reverse sensitivity effects.

<b>SUB-P6</b>	<b>Avoid inappropriate subdivision in the General Rural Zone</b>
---------------	--

Avoid subdivision in the General Rural Zone that will result in sites that are of a size, scale, or location that is contrary to the anticipated purpose, character, or amenity values of the zone by:

- a. limiting small lot subdivision within the General Rural Zone to only areas where the soil resource is fragmented, is not located on *highly productive land*, and it does not compromise the use of land for *primary production activities*; and
- b. avoiding the cumulative effects associated with small lot subdivision on the productive use and potential within the General Rural Zone.

<b>SUB-P7</b>	<b>Subdivision in the Future Urban Zone</b>
---------------	---

Avoid subdivision within the Future Urban Zone that may result in one or more of the following:

- a. the efficient and effective operation of the planned and existing local and wider transport network being compromised;
- b. the need for significant upgrades, provisions, or extensions to the reticulated wastewater, reticulated water supply, or stormwater networks, or other *infrastructure* in advance of planned integrated urban development;
- c. the efficient and effective provision of *infrastructure* being compromised;
- d. reverse sensitivity effects when urban development occurs;
- e. reverse sensitivity effects on existing rural activities or infrastructure; or
- f. fragmentation of sites in a manner that may compromise the appropriate form or nature of planned urban development.

<b>SUB-P8</b>	<b>Subdivision of <i>highly productive land</i></b>
---------------	---

Avoid subdivision on highly productive land except as provided for in the National Policy Statement for Highly Productive Land.

## Rules

SUB-R1	<i>Boundary adjustment</i>
<p><b>Residential Zones</b></p> <p><b>Rural Lifestyle Zone</b></p> <p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p> <p><b>Open Space and Recreation Zones</b></p> <p><b>Future Urban Zone</b></p>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with:               <ol style="list-style-type: none"> <li>i. SUB-S1;</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6;</li> <li>vii. SUB-S7;</li> <li>viii. SUB-S8;</li> <li>ix. SUB-S9; and</li> <li>x. SUB-S10; and</li> </ol> </li> <li>b. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with the relevant standards of the underlying zone.</li> </ol> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1 and SUB-P2.</li> <li>2. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.</li> <li>3. Legal and physical access to and from lots affected by the <i>boundary adjustment</i>.</li> <li>4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites.</li> <li>5. Any change to the effects on the transport network or three waters infrastructure.</li> <li>6. Where relevant, compliance with Council's engineering standards.</li> <li>7. Where located in a hazard area, the matters set out in policies NH-P4, SUB-P1, SUB-P2, and SUB-P4.</li> <li>8. The matters referred to in sections 108 and 220 of the Act.</li> </ol>

<p><b>General Rural Zone</b></p>	<p>2. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The minimum lot size of any lot created by <i>the boundary adjustment</i> is 0.5ha; and             <ul style="list-style-type: none"> <li>i. The <i>boundary adjustment</i> complies with, or does not increase any existing or previously approved non-compliance with:</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6;</li> <li>vii. SUB-S7;</li> <li>viii. SUB-S8;</li> <li>ix. SUB-S9; and</li> <li>x. SUB-S10; and</li> </ul> </li> <li>b. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with the relevant standards of the underlying zone.</li> </ul> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, and SUB-P7.</li> <li>2. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.</li> <li>3. Legal and physical access to and from lots affected by the <i>boundary adjustment</i>.</li> <li>4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites.</li> <li>5. Any change to the effects on the transport network or three waters <i>infrastructure</i>.</li> <li>6. Where located in a hazard area, the matters set out in policies NH-P4, SUB-P1, SUB-P2, and SUB-P4.</li> <li>7. Where relevant, compliance with Council's engineering standards.</li> <li>8. The matters referred to in sections 108 and 220 of the Act.</li> </ul>
<p><b>Residential Zones</b></p>	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p>

<p><b>Rural Lifestyle Zone</b></p> <p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p> <p><b>Open Space and Recreation Zones</b></p> <p><b>Future Urban Zone</b></p>	<p>a. Compliance is not achieved with SUB-R1(1)(b); or</p> <p>b. Compliance is not achieved with standard(s):</p> <ul style="list-style-type: none"> <li>xi. SUB-S2,</li> <li>xii. SUB-S3,</li> <li>xiii. SUB-S4,</li> <li>xiv. SUB-S5,</li> <li>xv. SUB-S6,</li> <li>xvi. SUB-S7,</li> <li>xvii. SUB-S8,</li> <li>xviii. SUB-S9, or</li> <li>xix. SUB-S10.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1 and SUB-P2.</li> <li>2. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>3. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.</li> </ul>
<p><b>General Rural Zone</b></p>	<p>4. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-R1(2)(b).</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in policies SUB-P1 and SUB-P2.</li> <li>2. The effects of non-compliance with any relevant subdivision or zone standard that is not met, and the matters of discretion of any standard is not met.</li> <li>3. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.</li> </ul>
<p><b>All Zones</b></p>	<p>5. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R1(1) and SUB-R1(3); or</li> <li>b. Compliance is not achieved with SUB-R1(2)(a).</li> </ul>

SUB-R2 	<b>Subdivision of land to create additional <i>allotment(s)</i></b>
<p><b>Residential Zones</b></p> <p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p> <p><b>Māori Purpose Zone</b></p> <p><b>PREC1 – The Orchards Retirement Village Precinct</b></p> <p><b>PREC2 – Greytown Development Precinct</b></p> <p><b>PREC3 – Cashmere Oaks Development Precinct</b></p>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; and</li> <li>b. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. SUB-S1;</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6;</li> <li>vii. SUB-S7;</li> <li>viii. SUB-S8;</li> <li>ix. SUB-S9; and</li> <li>x. SUB-S10.</li> </ul> </li> <li>c. For PREC1 – The Orchards Retirement Village Precinct, PREC2 – Greytown Development Precinct, and PREC3 – Cashmere Oaks Development Precinct, subdivision and development is in accordance with the relevant Structure or Outline Plan for the precinct.</li> <li>d. Subdivision within the Waingawa Industrial Area is in accordance with the Waingawa Industrial Area Structure Plan in Appendix GIZ-1.</li> </ul> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1 and SUB-P2.</li> <li>2. The size, design, shape, location, and layout of lots.</li> <li>3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.</li> <li>4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods.</li> <li>5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>surface waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites.</li> <li>6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage</li> </ul>

	<p>values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.</p> <ol style="list-style-type: none"> <li>7. The subdivision design and layout, and the design and location of <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform.</li> <li>8. Provision of appropriate <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards.</li> <li>9. Separation distances, barriers, acoustic treatment, and orientation of buildings.</li> <li>10. Fire rating of party/common walls.</li> <li>11. Energy efficiency and the ability for lots to use renewable energy.</li> <li>12. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4.</li> <li>13. Management of construction effects, including traffic movements, heavy vehicle movements, hours of operation, noise, vibration, <i>earthworks</i>, and erosion and sediment control.</li> <li>14. The staging of development and timing of works.</li> <li>15. Management of potential reverse sensitivity effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>network utilities</i> and <i>significant hazardous facilities</i>.</li> <li>16. Financial contributions.</li> <li>17. Bonds and other payments and guarantees.</li> <li>18. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>Rural Zones</b></p>	<p>2. Activity status: <b>Controlled</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards;</li> <li>b. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. SUB-S1;</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> </ol> </li> </ol>

- iv. SUB-S4;
- v. SUB-S5;
- vi. SUB-S6;
- vii. SUB-S7;
- viii. SUB-S8;
- ix. SUB-S9; and
- x. SUB-S10; and

- c. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway.

Matters of control:

1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6 and SUB-P8.
2. The size, design, shape, location, and layout of lots.
3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.
4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods.
5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, *waterbodies*, *indigenous vegetation* and biodiversity, sites and areas of significance to Māori, or archaeological sites.
6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.
7. The subdivision design and layout, and the design and location of building platforms and access to minimise *earthworks* and land disturbance and integrate built form into the natural landform.
8. Provision of on-site *infrastructure* and services and their design and location, including water supply (including firefighting water supply where required), wastewater systems, stormwater control and disposal, telecommunications, and electricity in accordance with Council's engineering standards.
9. Separation distances, barriers, acoustic treatment, and orientation of *buildings*.
10. Fire rating of party/common walls.
11. Energy efficiency and the ability for lots to use renewable energy.

	<p>12. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and SUB-P4.</p> <p>13. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</p> <p>14. The staging of development and timing of works.</p> <p>15. Management of potential reverse sensitivity effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>network utilities</i> and <i>significant hazardous facilities</i>.</p> <p>16. Financial contributions.</p> <p>17. Bonds and other payments and guarantees.</p> <p>18. The matters referred to in sections 108 and 220 of the Act.</p>
<p><b>Future Urban Zone</b></p>	<p>3. Activity status: <b>Controlled</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards;</li> <li>b. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. SUB-S1;</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6;</li> <li>vii. SUB-S7;</li> <li>viii. SUB-S8;</li> <li>ix. SUB-S9;</li> <li>x. SUB-S10; and</li> </ol> </li> <li>c. One additional allotment is created from the parent title, with a minimum balance lot size of 20ha.</li> </ol> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, and SUB-P7.</li> <li>2. The extent to which the site layout and design and location of a building platform will affect the ability to comprehensively develop and use the Future Urban Zone in future for urban growth purposes.</li> </ol>

	<ol style="list-style-type: none"> <li>3. Legal and physical access to and from lots.</li> <li>4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites.</li> <li>5. Financial contributions.</li> <li>6. Bonds, and other payments and guarantees.</li> <li>7. Areas identified as required for <i>infrastructure</i>, transport, or other purposes as identified in any strategic documents adopted by the relevant Council.</li> <li>8. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i>, and the matters set out in SUB-P4.</li> <li>9. The matters referred to in section 108 and 220 of the Act.</li> </ol>
<p><b>General Residential Zone</b></p> <p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p> <p><b>Open Space and Recreation Zones</b></p>	<p>4. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with:             <ol style="list-style-type: none"> <li>i. SUB-R2(1)(a);</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6;</li> <li>vii. SUB-S7;</li> <li>viii. SUB-S8;</li> <li>ix. SUB-S9; or</li> <li>x. SUB-S10.</li> </ol> </li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in policies SUB-P1, SUB-P2, SUB-P3, and SUB-P4.</li> <li>2. Whether the subdivision is located in a designated growth area.</li> <li>3. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>4. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>5. Roading layout.</li> <li>6. Management of potential reverse sensitivity effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>.</li> <li>7. The matters referred to in sections 108 and 220 of the Act.</li> </ol>

<p><b>Settlement Zone</b></p>	<p>5. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <ul style="list-style-type: none"> <li>i. SUB-R2(1)(a);</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6;</li> <li>vii. SUB-S7;</li> <li>viii. SUB-S8;</li> <li>ix. SUB-S9; or</li> <li>x. SUB-S10.</li> </ul> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, and SUB-P4.</li> <li>2. The ability to achieve on-site servicing in compliance with Council's engineering standards.</li> <li>3. Integration with the character and amenity of the existing township.</li> <li>4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>6. Management of potential reverse sensitivity effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>.</li> <li>7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing.</li> <li>8. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>Rural Zones</b></p>	<p>6. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <ul style="list-style-type: none"> <li>i. SUB-S2;</li> <li>ii. SUB-S3;</li> <li>iii. SUB-S4;</li> <li>iv. SUB-S5;</li> <li>v. SUB-S6;</li> <li>vi. SUB-S7;</li> <li>vii. SUB-S8;</li> <li>viii. SUB-S9; or</li> </ul>

	<p>ix. SUB-S10.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6, and SUB-P8.</li> <li>2. The ability to achieve on-site servicing in compliance with Council's engineering standards.</li> <li>3. Integration with the character and amenity of the existing township.</li> <li>4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>6. Management of potential reverse sensitivity effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>.</li> <li>7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing.</li> <li>8. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>Rural Zones</b></p>	<p>7. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R2(2)(c).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6, and SUB-P8.</li> <li>2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.</li> </ol>
<p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p>	<p>8. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R2(1)(a), (b) or (d).</li> </ol>
<p><b>Open Space and</b></p>	<p>9. Activity status: <b>Discretionary</b></p>

<b>Recreation Zones</b>	
<b>General Rural Zone</b>	<p>10. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S1;</li> <li>b. The subdivision is directly related to land based <i>primary production</i>; and</li> <li>c. Evidence is provided that the subdivision will meet clause 3.8 or 3.10 of the National Policy Statement for Highly Productive Land.</li> </ul>
<p><b>PREC1 – The Orchards Retirement Village Precinct</b></p> <p><b>PREC2 – Greytown Development Precinct</b></p> <p><b>PREC3 – Cashmere Oaks Development Precinct</b></p>	<p>11. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R2(1)(c).</li> </ul>
<p><b>Residential Zones</b></p> <p><b>Rural Lifestyle Zone</b></p>	<p>12. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S1.</li> </ul>
<b>General Rural Zone</b>	<p>13. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S1 and is not otherwise provided for by SUB-R2(10).</li> </ul>
<b>Future Urban Zone</b>	<p>14. Activity status: <b>Non-complying</b></p> <p>Where:</p>

	a. Compliance is not achieved with SUB-R2(3).
--	---

SUB-R3	<i>Subdivision of land to create allotment for public works, network utilities, reserves, or access purposes only</i>
All zones	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. The creation of any lot does not limit or interfere with any existing allotment's physical and/or legal access to a road or services.</p> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1 and SUB-P2.</li> <li>2. The size, design, and layout of lots for the purpose of public works, <i>network utilities</i>, reserves, or access.</li> <li>3. Legal and physical access to and from lots.</li> <li>4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites.</li> <li>5. Where relevant, compliance with Council's engineering standards.</li> <li>6. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards, and the matters in SUB-P4.</li> <li>7. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
All zones	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with SUB-R3(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1 and SUB-P2.</li> <li>2. The size, design, and layout of lots for the purpose of public works, <i>network utilities</i>, reserves, or access.</li> <li>3. Legal and physical access to and from lots.</li> <li>4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites.</li> <li>5. Where relevant, compliance with the Council's engineering standards.</li> <li>6. The matters referred to in sections 108 and 220 of the Act.</li> </ol>

SUB-R4 	<b>Subdivision of land less than 4ha in the General Rural Zone</b>
<b>General Rural Zone</b>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The allotment subject to subdivision is located within either the South Wairarapa or Carterton District;</li> <li>b. The allotment is not located on <i>highly productive land</i> or within the Martinborough Soils Overlay;</li> <li>c. The allotment subject to subdivision is less than 4ha in area;</li> <li>d. No provision is used more than once and no retention of rights occurs;</li> <li>e. Either: <ul style="list-style-type: none"> <li>i. one additional allotment is created and the balance area remaining from the record of title subject to subdivision is no less than 1.5ha; or</li> <li>ii. two additional allotments are created and the balance area remaining from the record of title subject to subdivision is no less than 2.5ha;</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>f. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. SUB-S2;</li> <li>ii. SUB-S3;</li> <li>iii. SUB-S4;</li> <li>iv. SUB-S5;</li> <li>v. SUB-S6;</li> <li>vi. SUB-S7;</li> <li>vii. SUB-S8;</li> <li>viii. SUB-S9;</li> <li>ix. SUB-S10; and</li> </ul> </li> <li>g. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway.</li> </ul> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6.</li> <li>2. The size, design, shape, location, and layout of lots.</li> <li>3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.</li> </ul>

	<ol style="list-style-type: none"> <li>4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods.</li> <li>5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites.</li> <li>6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.</li> <li>7. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform.</li> <li>8. Provision of appropriate infrastructure and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards.</li> <li>9. Separation distances, barriers, acoustic treatment, and orientation of buildings.</li> <li>10. Fire rating of party/common walls.</li> <li>11. Energy efficiency and the ability for lots to use renewable energy.</li> <li>12. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4.</li> <li>13. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control.</li> <li>14. The staging of development and timing of works.</li> <li>15. Management of potential reverse sensitivity effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>network utilities</i> and <i>significant hazardous facilities</i>.</li> <li>16. Financial contributions.</li> <li>17. Bonds and other payments and guarantees.</li> <li>18. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R4(1)(f).</li> </ol>

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6, and SUB-P8.</li> <li>2. The ability to achieve on-site servicing in compliance with Council's engineering standards.</li> <li>3. Integration with the character and amenity of the existing township.</li> <li>4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>6. Management of potential reverse sensitivity effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>.</li> <li>7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing.</li> <li>8. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R4(1)(g).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6.</li> <li>2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>4. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R4(1)(b); and</li> <li>b. Evidence is provided that the subdivision will meet clause 3.8 of the National Policy Statement for Highly Productive Land.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>5. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R4(1)(c); or</li> </ol>

	<p>b. Compliance is not achieved with SUB-R4(1)(b) and is not otherwise provided for by SUB-R4(4).</p>
<p>SUB-R5 </p>	<p><b><i>Subdivision of a surplus residential unit</i></b></p>
<p><b>General Rural Zone</b></p>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. There is no more than one additional allotment created;</li> <li>b. The subdivision is of land around an existing lawfully established <i>residential unit</i>;</li> <li>c. The additional allotment is no less than 0.5ha;</li> <li>d. The balance area remaining from the record of title subject to subdivision is no less than 40ha;</li> <li>e. No vacant allotments are created following the <i>subdivision</i>;</li> </ul>
	<ul style="list-style-type: none"> <li>f. Compliance is achieved with: <ul style="list-style-type: none"> <li>x. SUB-S2;</li> <li>xi. SUB-S3;</li> <li>xii. SUB-S4;</li> <li>xiii. SUB-S5;</li> <li>xiv. SUB-S6;</li> <li>i. SUB-S7;</li> <li>ii. SUB-S8;</li> <li>iii. SUB-S9;</li> <li>iv. SUB-S10; and</li> </ul> </li> <li>g. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards;</li> <li>h. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway.</li> </ul> <p><b>Matters of control:</b></p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6, and SUB-P8.</li> <li>2. The size, design, shape, location, and layout of lots.</li> <li>3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.</li> <li>4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods.</li> </ul>

	<ol style="list-style-type: none"> <li>5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites.</li> <li>6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.</li> <li>7. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform.</li> <li>8. Provision of appropriate <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards.</li> <li>9. Separation distances, barriers, acoustic treatment, and orientation of buildings.</li> <li>10. Fire rating of party/common walls.</li> <li>11. Energy efficiency and the ability for lots to use renewable energy.</li> <li>12. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters in SUB-P4.</li> <li>13. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>14. The staging of development and timing of works.</li> <li>15. Management of potential reverse sensitivity effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>network utilities</i> and <i>significant hazardous facilities</i>.</li> <li>16. Financial contributions.</li> <li>17. Bonds and other payments and guarantees.</li> <li>18. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R4(1)(f) or (g).</li> </ol> <p>Matters of discretion:</p>

	<ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6.</li> <li>2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R5(1)(h).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, and SUB-P6.</li> <li>2. The ability to achieve on-site servicing in compliance with Council's engineering standards.</li> <li>3. Integration with the character and amenity of the existing township.</li> <li>4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>6. Management of potential reverse sensitivity effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>.</li> <li>7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing.</li> <li>8. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>4. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R5(1)(a), (b), (c), (d), or (e).</li> </ol>

SUB-R6	<b>Subdivision of land within or partially within <i>hazard areas</i></b>
<p><b>All zones</b></p>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. A building platform is located in a <i>low hazard area</i>.</p> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies NH-P4, SUB-P1, and SUB-P2.</li> <li>2. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>3. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters in SUB-P4.</li> <li>4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform.</li> <li>5. Legal and physical access to and from lots.</li> <li>6. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>7. The staging of development and timing of works.</li> <li>8. Management of potential reverse sensitivity effects on existing land uses.</li> <li>9. Financial contributions.</li> <li>10. Bonds and other payments and guarantees.</li> <li>11. Where relevant, compliance with Council's engineering standards.</li> <li>12. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>All zones</b></p>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. A building platform is located in a <i>moderate hazard area</i>.</p>
<p><b>All zones</b></p>	<p>3. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. A building platform is located in a <i>high hazard area</i>.</p>

SUB-R7 	Subdivision of land within or partially within <i>Significant Natural Areas</i>
All zones	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. A Conservation Lot is created that complies with the following: <ol style="list-style-type: none"> <li>i. the subdivision results in the whole of the area listed in SCHED5 Schedule of Significant Natural Areas 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 Record(s) of Title of the relevant lots. The covenant or encumbrance is to be prepared by a solicitor at the applicant's expense;</li> <li>ii. the covenant is to incorporate any specified protective or enhancement measures to maintain or enhance its value or physical security;</li> <li>iii. the application is to include sufficient detail for the Council to ascertain the ecological values of the area; and</li> <li>iv. the conservation lot does not need to meet the relevant minimum lot area requirements.</li> </ol> </li> </ol> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6.</li> <li>2. The significance and values of the vegetation and habitat.</li> <li>3. The extent that the subdivision provides for the protection of the Significant Natural Area, including consideration of the lot size, configuration and layout and the location of potential building platforms.</li> <li>4. The measures to avoid or minimise the loss, damage, or disruption to ecological processes, functions, and integrity of the vegetation and habitat.</li> <li>5. The effects of the subdivision on the significance and values of the vegetation and habitat, including potential cumulative effects.</li> <li>6. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>7. Legal and physical access to and from lots.</li> <li>8. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>9. The staging of development and timing of works.</li> </ol>

	<p>10. Management of potential reverse sensitivity effects on existing land uses.</p> <p>11. Financial contributions.</p> <p>12. Bonds and other payments and guarantees.</p> <p>13. Where relevant, compliance with Council's engineering standards.</p> <p>14. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i>, and the matters in SUB-P4.</p> <p>15. The matters referred to in sections 108 and 220 of the Act.</p>
<b>All zones</b>	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-R7(1).</p>

<b>SUB-R8</b> 	<b>Subdivision of land containing a scheduled heritage building or item, or of land within a scheduled heritage precinct</b>
<b>All zones</b>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policy HH-P12, SUB-P1, and SUB-P2.</li> <li>2. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites.</li> <li>3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided.</li> <li>4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance.</li> <li>5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>6. Legal and physical access to and from lots.</li> <li>7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>8. The staging of development and timing of works.</li> <li>9. Management of potential reverse sensitivity effects on existing land uses.</li> </ol>

	<ul style="list-style-type: none"> <li>10. Financial contributions.</li> <li>11. Bonds and other payments and guarantees.</li> <li>12. Where relevant, compliance Council's engineering standards.</li> <li>13. The matters referred to in sections 108 and 220 of the Act.</li> </ul>
--	--

SUB-R9 	Subdivision of land containing a notable tree
All zones	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies TREE-P4, SUB-P1, and SUB-P2.</li> <li>2. Protection, maintenance, or enhancement of natural features, landforms, and notable trees.</li> <li>3. The measures to avoid, remedy, or mitigate any adverse effects on any notable trees on the land being subdivided.</li> <li>4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance.</li> <li>5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>6. Legal and physical access to and from lots.</li> <li>7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>8. The staging of development and timing of works.</li> <li>9. Management of potential reverse sensitivity effects on existing land uses.</li> <li>10. Financial contributions.</li> <li>11. Bonds and other payments and guarantees.</li> <li>12. Where relevant, compliance Council's engineering standards.</li> <li>13. The matters referred to in sections 108 and 220 of the Act.</li> </ul>

SUB-R10	<b>Subdivision of land creating new vested roads</b>
All Zones	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1 and SUB-P2.</li> <li>2. The road reserve width is sufficient to enable a road to be formed in accordance with the relevant standards set out in TR – Transport.</li> <li>3. The effect of non-compliance with any relevant Subdivision or Transport standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>4. Legal and physical access to and from lots.</li> <li>5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>6. The staging of development and timing of works.</li> <li>7. Management of potential reverse sensitivity effects on existing land uses.</li> <li>8. Financial contributions.</li> <li>9. Bonds and other payments and guarantees.</li> <li>10. Where relevant, compliance with Council's engineering standards.</li> <li>11. The matters referred to in sections 108 and 220 of the Act.</li> </ol>

SUB-R11	<b>Subdivision of land in the <i>National Grid Corridor</i></b>
All zones	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. All resulting allotments, except allotments for access or a public work, demonstrate that they are capable of locating a <i>building</i> platform for the principal building and any <i>residential unit</i> or <i>sensitive activity</i> outside of the <i>National Grid yard</i>; and</li> <li>b. Vehicle access to <i>National Grid</i> assets is maintained.</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, and the relevant policies in the NU - Network Utilities chapter.</li> <li>2. The extent to which the subdivision allows for <i>earthworks</i>, <i>buildings</i>, and <i>structures</i> to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001).</li> </ol>

	<ol style="list-style-type: none"> <li>3. The provision for the on-going efficient operation, maintenance, development, and upgrade of the <i>National Grid</i>, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections, and upgrading.</li> <li>4. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of <i>building</i> platforms.</li> <li>5. The extent to which the design and construction of the subdivision allows for activities to be setback from the <i>National Grid</i> to ensure adverse effects on, and from, the <i>National Grid</i> and on public safety and property are appropriately avoided, remedied, or mitigated, for example, through the location of roads and reserves under the transmission lines.</li> <li>6. The nature and location of any proposed vegetation to be planted in the vicinity of the <i>National Grid</i>.</li> <li>7. The outcome of any consultation with Transpower.</li> <li>8. The extent to which the subdivision plan clearly identifies the <i>National Grid</i> and proposed <i>building</i> platforms.</li> <li>9. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>10. Legal and physical access to and from lots.</li> <li>11. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>12. The staging of development and timing of works.</li> <li>13. Financial contributions.</li> <li>14. Bonds and other payments and guarantees.</li> <li>15. Where relevant, compliance with Council's engineering standards.</li> <li>16. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R11(1).</li> </ol> <p>Notification: An application for resource consent under this rule is precluded from public notification. Limited notification must at least include notice of the application to Transpower.</p>

SUB-R12	<b>Subdivision within the Coastal Environment</b>
All zones	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. A proposed <i>building</i> platform is identified for each proposed allotment that is capable of accommodating a <i>building</i> that complies with the permitted activity standards of the underlying zone;</li> <li>b. A building platform is not located in an area of <i>Outstanding Natural Character, Very High and High Natural Character, or Foreshore Protection Area</i>; and</li> <li>c. Any allotment created must have a minimum allotment size of 40ha.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P6, SUB-P8, and the policies of the CE - Coastal Environment chapter.</li> <li>2. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites.</li> <li>3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.</li> <li>4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform.</li> <li>5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>6. Legal and physical access to and from lots.</li> <li>7. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control.</li> <li>8. The staging of development and timing of works.</li> <li>9. Management of potential reverse sensitivity effects on existing land uses.</li> <li>10. Financial contributions.</li> <li>11. Bonds and other payments and guarantees.</li> </ul>

	<p>12. Where relevant, compliance with Council's engineering standards.</p> <p>13. The matters referred to in sections 108 and 220 of the Act.</p>
<b>All zones</b>	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-R12(1).</p>

<b>SUB-R13</b>	<b><i>Subdivision within Outstanding Natural Feature and Landscape</i></b>
<b>All Zones</b>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. A proposed building platform is identified for each proposed allotment that is capable of accommodating a <i>building</i> that complies with the permitted activity standards of the General Rural Zone; and</p> <p>b. Any allotments created has a minimum allotment size of 40ha.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, and the policies of the NFL - Natural Features and Landscapes chapter.</li> <li>2. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites.</li> <li>3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.</li> <li>4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform.</li> <li>5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>6. Legal and physical access to and from lots.</li> <li>7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> </ol>

	<p>8. The staging of development and timing of works.</p> <p>9. Management of potential reverse sensitivity effects on existing land uses.</p> <p>10. Financial contributions.</p> <p>11. Bonds and other payments and guarantees.</p> <p>12. Where relevant, compliance with Council's engineering standards.</p> <p>13. The matters referred to in sections 108 and 220 of the Act.</p>
<b>All Zones</b>	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-R13(1).</p>

<b>SUB-R14</b> 	<b>Subdivision of land containing a site or area of significance to Māori listed in SCHED4 Sites and Areas of Significance to Māori</b>
<b>All zones</b>	<p>1. Activity status: <b>Discretionary</b></p>

## Standards

<b>SUB-S1</b> 	<b>Minimum allotment size</b>	
<p>All zones</p> <p>1. All allotments created must comply with the minimum allotment size set out in SUB - Table 1: Minimum allotment size.</p>	<p>Matters of discretion:</p> <p>Not applicable.</p>	
<b>SUB-S2</b>	<b>Building platforms</b>	
<p>Residential Zones, Rural Zones, Commercial and Mixed Use Zones, General Industrial Zone</p> <p>1. All allotments created shall contain a <i>building</i> platform that is free of any land used for access, wastewater disposal, or stormwater management purposes, and complies with the relevant performance standards of the underlying zone.</p>	<p>Matters of discretion:</p> <p>1. The relevant matters of discretion the underlying zone standard(s) that is/are not complied with.</p> <p>2. Whether a smaller <i>building</i> platform is practicably feasible, which should be shown via detailed design of the proposed <i>residential unit</i>.</p>	
<b>SUB-S3</b>	<b>Drinking water supply</b>	
<p>General Residential Zone, Commercial and Mixed Use Zones, General Industrial Zone</p> <p>1. All new allotments must be provided with a connection to Council's reticulated water supply systems at the allotment boundary, which shall be in accordance with Council's engineering standards.</p> <p>Settlement Zone</p> <p>2. Where a connection to the Council's reticulated water supply system is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards.</p> <p>3. Where a connection to the Council's reticulated water supply system is unavailable, all new allotments must be provided with access to a self-sufficient potable</p>	<p>Matters of discretion:</p> <p>1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site.</p> <p>2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.</p>	

<p>water supply, which shall be in accordance with Council's engineering standards.</p> <p>Rural Zones</p> <p>4. Where a connection to Council's reticulated water systems is unavailable, all new allotments must be provided with access to a self-sufficient potable water supply, which shall be in accordance with Council's engineering standards.</p>	
<p><b>SUB-S4</b></p>	<p><b>Wastewater disposal</b></p>
<p>General Residential Zone, Commercial and Mixed Use Zones, General Industrial Zone</p> <p>1. All new allotments must be provided with a connection to Council's reticulated wastewater systems at the allotment boundary, which shall be in accordance with Council's engineering standards.</p> <p>Settlement Zone</p> <p>2. Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards.</p> <p>3. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with an on-site wastewater system, or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with Council's engineering standards.</p> <p>4. Where a connection to Council's reticulated wastewater systems is not available and sewage is to be disposed to</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site.</li> <li>2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.</li> </ol>

<p>ground, that area must not be subject to instability, slippage, or inundation, or used for the disposal of stormwater.</p> <p>Rural Zones</p> <p>5. Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council Engineering Standards</i>.</p> <p>6. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with an on-site wastewater system or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with <i>Council Engineering Standards</i> in Masterton and Carterton districts, or Wellington Water Standards in South Wairarapa district.</p>	
<p><b>SUB-S5</b></p>	<p><b>Stormwater management</b></p>
<p>Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, and Rural Zones</p> <p>1. All allotments must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with Council's engineering standards.</p> <p>2. Where a connection to Council's stormwater management systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in</p>	<p>Matters of discretion:</p> <p>1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site.</p> <p>2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.</p>

<p>accordance with Council's engineering standards.</p> <p>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</p>	
<p><b>SUB-S6</b></p>	<p><b><i>Network utility services</i></b></p>
<p>Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, and Rural Zones</p> <p>1. Electricity and telecommunications services shall be provided to the useable area of each new lot where power lines and telecommunications lines pass within 200m of any boundary of any new lot.</p>	<p>Matters of discretion:</p> <p>1. Alternative provision of power supply and telecommunications.</p>
<p><b>SUB-S7</b></p>	<p><b>Transport, access, and connectivity</b></p>
<p>All Zones</p> <p>1. All new allotments created must have legal and physical access to a road in accordance with the relevant standards in TR - Transport.</p>	<p>Matters of discretion:</p> <p>1. The effect of non-compliance with any relevant Transport standard that is not met, and the matters of discretion of any standard that is not met.</p> <p>2. The safe, efficient, and effective functioning of any private way, including firefighting access and the safety of pedestrians and cyclists, including road hierarchy, intersection separations, and types.</p> <p>3. The safe, efficient, and effective functioning of the transport network and its connectivity, including public transport, cyclist and pedestrian network connectivity.</p> <p>4. Safety of access to individual lots, including proximity of vehicle crossings to intersections and sight distance constraints.</p>

	5. The suitability of any alternative design options.
<b>SUB-S8</b>	<b><i>Esplanade reserves, esplanade strips, and access strips</i></b>
<p>All Zones</p> <p>1. Any subdivision of land less than 4ha that involves the creation of one or more sites that adjoins:</p> <ul style="list-style-type: none"> <li>a. the line of MHWS; or</li> <li>b. the bank of a lake or a river whose bed has an average width of 3m or more;</li> </ul> <p>must provide a minimum 10m wide <i>esplanade reserve</i> or <i>esplanade strip</i> in accordance with section 230 of the RMA.</p> <p>2. The <i>esplanade reserve</i> or <i>esplanade strip</i> must be measured in a landward direction at 90° to the line of MHWS, or the bank of a river.</p> <p>3. Any subdivision of land less than 4ha that involves the creation of one or more sites that includes, adjoins, and/or can provide improved public access to a:</p> <ul style="list-style-type: none"> <li>a. <i>Significant Waterbody</i>;</li> <li>b. heritage feature or site of significance to Māori; or</li> <li>c. significant natural area;</li> </ul> <p>shall provide a minimum 10m wide access strip.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether safe public access and recreational use is already possible and can be maintained for the future.</li> <li>2. Whether an <i>esplanade strip</i> would better provide for public and customary access, recreation, hazard management, stormwater management, and ecological values.</li> <li>3. The extent to which ecological values and landscape features of the land adjoining the coast or other <i>surface waterbody</i> will be adversely affected.</li> <li>4. The extent to which any scheduled historic heritage places and sites and areas of significance to Māori will be adversely affected.</li> <li>5. Whether any reduced width of an <i>esplanade reserve</i> or <i>strip</i> is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long-term effects of climate change.</li> <li>6. Whether a full-width <i>esplanade reserve</i> or <i>esplanade strip</i> is not required to maintain the natural character and amenity of the coastal environment.</li> <li>7. Whether a reduced width in certain locations is offset by an increase in width in other locations or areas that would result in a positive public benefit, in terms of public and customary access, recreation, hazard management, stormwater management, and ecological values.</li> </ol>

<b>SUB-S9</b>	<b>Financial contributions</b>	
<p>Note: This Draft District Plan does not contain financial contribution provisions. The Councils have been reviewing different approaches for financial contributions. Specific consultation on financial contributions is proposed in 2023 and will be considered during the next phase in preparing the Proposed District Plan.</p>		
<b>SUB-S10</b>	<b>Firefighting water supply</b>	
<p>All Zones</p> <ol style="list-style-type: none"> <li>1. All new allotments accommodating existing or proposed dwellings must comply with the water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Alternative means of providing an adequate water supply for firefighting purposes.</li> </ol>	

SUB - Table 1 Minimum allotment sizes

<b>Residential Zones</b>	
GRZ: General Residential Zone	350m <sup>2</sup> with an average of 400m <sup>2</sup> for subdivisions creating 3 or more lots
LDRP: Low Density Residential Precinct	400m <sup>2</sup> with an average of 500m <sup>2</sup> for subdivisions creating 3 or more lots
MDRP: Medium Density Residential Precinct	200m <sup>2</sup>
SETZ: Settlement Zone	Masterton District: 400m <sup>2</sup> South Wairarapa District: 1,000m <sup>2</sup>
<b>Rural Zones</b>	
GRUZ: General Rural Zone	40ha
RLZ: Rural Lifestyle Zone	0.5ha
<b>Commercial and Mixed Use Zones</b>	
NCZ: Neighbourhood Centre Zone	No minimum lot size
TCZ: Town Centre Zone	No minimum lot size
MUZ: Mixed Use Zone	No minimum lot size
<b>Industrial Zones</b>	
GIZ: General Industrial Zone	No minimum lot size
<b>Open Space and Recreation Zones</b>	
NOSZ: Natural Open Space Zone	No minimum lot size
OSZ: Open Space Zone	No minimum lot size
SARZ: Sport and Active Recreation Zone	No minimum lot size
<b>Special Purpose Zones</b>	
MPZ: Māori Purpose Zone	No minimum lot size
FUZ: Future Urban Zone	40ha with 20ha balance lot.

## FC – Financial Contributions

As further subdivision occurs and new activities are established within the Wairarapa, the existing *infrastructure*, reserves and *community facilities* come under pressure. Financial contributions are a way of ensuring that the adverse effects from subdivision and development on the environment or on community resources are minimised, including ways of offsetting any adverse effects with a contribution toward environmental improvements. Such contributions can be in the form of money, land, works or services and may include the provision of roads and services, vesting of land for reserves or upgrades to community facilities.

Financial contributions for subdivision and land use activities may include the costs of upgrading and expanding community works and services as a result of the proposal, including (but not limited to) roads, water supplies, and the disposal of wastewater and stormwater.

Financial contributions are calculated in accordance with requirements and formulae set out in the District Plan. To ensure financial contributions reflect actual costs, Councils are able to review and update the actual amounts payable for the share cost contributions and district-wide contributions each year through the Long Term Plan or Annual Plan process under the Local Government Act. In setting the actual amounts, the Councils are aware that financial contributions may cumulatively impact on the community because the amounts may be so high as to act as a disincentive to growth. Whilst the Councils' funding policies are based on cost recovery, there needs to be flexibility to cater for situations where the pursuit of such policy is not in the wider community interest and where application of the funding policy is shown not to be fair or reasonable in particular circumstances.

This section of the District Plan sets out the requirements for financial contributions, either as a standard of a permitted activity, or a condition of land use or subdivision consent. If a subdivider or developer did not consider the level of financial contribution was appropriate, they could apply to Council through a resource consent to reduce or waive the financial contribution.

### Objectives

FC-01	<b><i>Infrastructure meets additional demand</i></b>
Maintain sustainable and efficient <i>infrastructure</i> , reserves and <i>community facilities</i> to meet the additional demand generated by subdivision and development and to avoid, remedy, or mitigate adverse effects on the environment.	

<b>FC-O2</b>	<b>Servicing subdivision and development</b>
<p>Ensure that subdivision and development is appropriately serviced by <i>infrastructure</i>, reserves and <i>community facilities</i> to provide for the likely or anticipated use of the land and that the costs of this <i>infrastructure</i>, reserves and <i>community facilities</i> is fairly and equitably funded.</p>	

## Policies

<b>FC-P1</b>	<b>Full costs for required <i>infrastructure</i> for subdivision and development</b>
<p>Require subdividers and developers to meet the full costs of new water, wastewater, stormwater and transport <i>infrastructure</i> associated with the subdivision and development, including linkages and the costs of local upgrading of <i>infrastructure</i>, where the new <i>infrastructure</i> is required to solely serve the proposed subdivision or activity.</p>	
<b>FC-P2</b>	<b>Proportional costs for existing <i>infrastructure</i></b>
<p>Require subdividers and developers to contribute towards any previous upgrading of water, wastewater, stormwater and transport <i>infrastructure</i> when a subdivision or development will utilise excess capacity.</p>	
<b>FC-P3</b>	<b>Proportional costs for new <i>infrastructure</i></b>
<p>Where additional capacity of water, wastewater, stormwater and transport <i>infrastructure</i> is needed to mitigate the adverse effects of a subdivision or development, require subdividers or developers to meet the proportion of these costs generated by the subdivision or development.</p>	
<b>FC-P4</b>	<b>District-wide contribution for <i>infrastructure</i></b>
<p>Require subdividers and developers to make a fair and equitable contribution towards water, wastewater, stormwater and transport <i>infrastructure</i> to mitigate the cumulative adverse effects on <i>infrastructure</i> to ensure the level of service meets the needs of future occupants and does not adversely affect the level of service for existing users.</p>	
<b>FC-P5</b>	<b>District-wide contribution for reserves and community facilities</b>
<p>Require subdividers and developers to pay a fair and reasonable share of the costs of purchasing land for reserves and <i>community facilities</i> or upgrading existing reserves and <i>community facilities</i>.</p>	

<b>FC-P6</b>	<b>Annual review of district-wide contributions</b>
<p>Provide for an annual review of the level of district-wide water, wastewater, stormwater and transport infrastructure financial contributions through the Long Term Plan or Annual Plan process. This review will consider the actual cost of this <i>infrastructure</i>, and adjustment factor to ensure subdividers and developers pay a fair and reasonable share of the cost of new and upgraded infrastructure.</p>	

## Rules

<p>No district-wide infrastructure or reserve financial contributions are payable for the following activities:</p> <ul style="list-style-type: none"> <li>a. Additions and alterations to residential units;</li> <li>b. A residential unit replacing one previously on the site;</li> <li>c. Accessory buildings;</li> <li>d. Boundary adjustment subdivision;</li> <li>e. An additional allotment solely for a network utility;</li> <li>f. An additional allotment containing land set aside for ecological, historic heritage or cultural protection in perpetuity;</li> <li>g. Where a contribution for the same purpose has already been made at the time of subdivision creating that lot; or</li> <li>h. Where a development contribution for the same purpose has been made under the relevant Council's Long Term Plan.</li> </ul>
---

<b>FC-R1</b>	<b>Any land use activity or subdivision of land</b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. FC-S1;</li> <li>ii. FC-S2; and</li> <li>iii. FC-S3.</li> </ul> </li> </ul>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with FC-R1(1).</li> </ul> <p>Matters of discretion:</p>

1. The matters of discretion listed against those standards for which compliance is not achieved.

## Standards

Reserve Contributions		
FC-S1	Contribution amount, circumstances, purpose and timing	
All Zones	<p>1. Amount of contribution:</p> <ol style="list-style-type: none"> <li>a. For subdivision in Residential, Commercial and Mixed Use, and Industrial Zones, a district-wide reserve contribution of 3% of the value of the additional allotments created by a subdivision (plus GST);</li> <li>b. For subdivision in Rural, Open Space and Recreation, and Māori Purpose Zones, a district-wide reserve contribution of 2% of the value of the additional allotments created by a subdivision (plus GST). The maximum amount of the sum of this district-wide reserve contribution and district-wide transport contribution is \$20,000 (plus GST) per allotment. This maximum amount will be adjusted on the 1<sup>st</sup> July each year based on the BERL Local Government Cost Index. The adjusted maximum amount will be confirmed each year through the Long Term Plan or Annual Plan process and included in the Schedule of Fees and Charges; or</li> <li>c. For land use in all zones, a district-wide reserve contribution of 1% of the value of each additional residential unit (plus GST).</li> </ol> <p>2. Form of contribution:</p>	<p>Matters of discretion:</p> <p>(The Council will have regard to the following matters when assessing a remission or waiver of reserve contribution)</p> <ol style="list-style-type: none"> <li>1. The purpose of the contribution and the activity's impacts on the reserve network and the cost to the relevant Council to avoid, remedy, or mitigate these impacts.</li> <li>2. Measures proposed by the developer to enhance an existing reserve or the open space of the locality.</li> <li>3. Other methods proposed by the developer to avoid, remedy or mitigate any adverse effects on the reserve network.</li> <li>4. Whether any contribution had been previously made towards the establishment or upgrade of the reserve network.</li> </ol>

	<p>a. Cash or land or both. If the reserve contribution is in the form of land which is acceptable to Council, the value of the land to be vested as reserve shall be established on the basis of a registered valuer's report. Registered valuer's reports shall be produced at the consent holder's cost and be no older than 3 months at the time the contribution is paid.</p> <p>3. Timing of contribution:</p> <p>a. For subdivision resource consents, contributions shall be made prior to the issuance of the Certificate under Section 224 of the Resource Management Act 1991;</p> <p>b. For land use resource consents, contributions shall be payable as and when required by any condition of that consent;</p> <p>c. For permitted activities involving construction of a residential unit, contributions shall be made prior to the issuance of the Code of Compliance Certificate for the Building Consent.</p> <p>Note: The purpose of these contributions is for purchasing land for reserves and <i>community facilities</i> or upgrading existing reserves and <i>community facilities</i>.</p> <p>Note: Reserve contributions may be imposed in the following circumstances:</p> <p>a. As a condition of subdivision consent;</p> <p>b. As a condition of a land use consent;</p>	
--	---	--

	<p>c. As a standard of a permitted land use activity for an additional residential unit.</p>	
--	--	--

Water, Wastewater and Stormwater Infrastructure Contributions		
FC-S2	Contribution amount, circumstances, purpose and timing	
All Zones	<p>1. Amount of contribution:</p> <ul style="list-style-type: none"> <li>a. The full actual cost of the water supply, wastewater and stormwater system to the subdivision or development; and</li> <li>b. The full actual cost of all necessary water supply, wastewater and stormwater system within the subdivision or development for each <i>allotment, site or building</i>; and</li> <li>c. The full actual cost of connections between the water supply, wastewater or stormwater system in the subdivision or development and the Council's water supply, wastewater and stormwater disposal system; and</li> <li>d. The actual cost of upgrading of any existing Council water supply, wastewater or stormwater system to the extent that it is necessary to service the subdivision or development; and</li> <li>e. A share of the cost of the existing water supply, wastewater or stormwater system where additional capacity has been created in anticipation of future development. The share will be calculated on the proportion of the additional capacity required to serve the development based on the following formula;</li> </ul>	<p>Matters of discretion:</p> <p>(The Council will have regard to the following matters when assessing a remission or waiver of infrastructure contribution)</p> <ul style="list-style-type: none"> <li>1. Whether any allotment or any part of the development is proposed to be connected to water supply, wastewater and stormwater infrastructure.</li> <li>2. The effect of the proposed subdivision or development on the infrastructure and the cost to the relevant Council to avoid, remedy, or mitigate these impacts.</li> <li>3. Measures proposed by the developer to upgrade any existing infrastructure.</li> <li>4. Whether any contribution had been previously made towards the establishment or upgrade of the infrastructure.</li> </ul>

	<p><b>i. Contribution = N x (Uc ÷ L)</b>          Where:  <b>N</b> = The number of new allotments/residential units created in the subdivision or development  <b>Uc</b> = Upgrade cost of the system as determined by Council  <b>L</b> = Number of new allotments/residential units to be served by the upgrade</p> <p>Note: These share contributions can be location specific. Where these share contributions have been calculated, these contributions may be included in the Schedule of Fees and Charges in each Council's Long Term Plan or Annual Plan; and</p> <p>f. A share of the cost of new water supply, wastewater or stormwater system or upgraded water supply, wastewater or stormwater system where additional capacity will be required by the cumulative effects of an area's development – the share will be calculated on the proportion of the additional capacity required by the development based on the following formula;</p> <p><b>i. Contribution = N x (Uc ÷ L)</b>          Where:  <b>N</b> = The number of new allotments/residential units created in the subdivision or development  <b>Uc</b> = New/upgrade cost of the system as determined by Council  <b>L</b> = Number of new allotments/residential units to be served by the upgrade</p> <p>Note: These share contributions can be location specific. Where these share contributions have been</p>	
--	---	--

calculated, these contributions may be included in the Schedule of Fees and Charges in each Council's Long Term Plan or Annual Plan; and

- g. A district-wide infrastructure contribution based on the following formula:

i. **Contribution =  $R_{ws} + R_{ww} + R_{sw}$**

Where:

$R_{ws}$  = \$ Value of water supply asset ÷ Number of rateable units charged the urban water supply rate

$R_{ww}$  = \$ Value of wastewater asset ÷ Number of rateable units charged the wastewater disposal rate

$R_{sw}$  = \$ Value of stormwater asset ÷ Number of rateable units charged for stormwater rate

The formula above is calculated annually based on the latest valuation of the asset and number of rateable units as at 1 July. Council may apply an adjustment factor to provide a discount to the level of contribution charged. The purpose of the adjustment factor is to enable each Council to annually adjust the level of the contribution in response to the level of development activity within the District. The adjustment factor and the contribution amounts are set annually through the Long Term Plan or Annual Plan process and advertised through the Schedule of Fees and Charges.

The district-wide infrastructure contribution is to be applied per connection and based on a Residential

	<p>Unit Equivalent Unit (RUE), which is the demand from an average residential home. The demand for an RUE is based 1,000L per day of water and 600L per day of wastewater.</p> <p>For residential units, the district-wide infrastructure contribution will be based on following RUE:</p> <ul style="list-style-type: none"> <li>• Studio and 1 bedroom units = 0.4 RUE</li> <li>• 2 bedroom units = 0.75 RUE</li> <li>• 3+ bedroom units = 1 RUE</li> </ul> <p>For non-residential uses, the district-wide infrastructure contribution will be assessed as a proportion of the demand to a RUE. This assessment will depend on floor size, type of business, and demand and intensity of use for infrastructure.</p> <p>2. Form of contribution:</p> <p style="padding-left: 20px;">a. Cash or works or both.</p> <p>3. Timing of contribution:</p> <p style="padding-left: 20px;">a. For subdivision resource consents, contributions shall be made prior to the issuance of the Certificate under Section 224 of the Resource Management Act 1991;</p> <p style="padding-left: 20px;">b. For land use resource consents, contributions shall be payable as and when required by any condition of that consent;</p> <p style="padding-left: 20px;">c. For permitted activities involving construction of a building, contributions shall be made prior to the issuance of the Code of</p>	
--	---	--

	<p data-bbox="459 203 847 277">Compliance Certificate for the Building Consent.</p> <p data-bbox="360 353 927 427">Note: The purpose of these contributions is to:</p> <ul data-bbox="411 465 922 992" style="list-style-type: none"><li data-bbox="411 465 922 622">a. Provide a supply of potable water for the estimated domestic and commercial/industrial consumption, and for firefighting.</li><li data-bbox="411 651 922 846">b. Maintain the health and amenity of inhabitants or occupants and to protect the environment from inappropriate disposal of wastewater.</li><li data-bbox="411 875 922 992">c. Prevent damage to or loss of property or amenity from the run-off of stormwater.</li></ul> <p data-bbox="360 1014 935 1126">Note: Water, wastewater and stormwater infrastructure contributions may be imposed in the following circumstances:</p> <ul data-bbox="411 1167 935 1693" style="list-style-type: none"><li data-bbox="411 1167 935 1323">a. As a condition of subdivision consent where it connects to Council's water, wastewater and stormwater infrastructure;</li><li data-bbox="411 1352 935 1509">b. As a condition of a land use consent where it connects to Council' water, wastewater and stormwater infrastructure;</li><li data-bbox="411 1538 935 1693">c. As a standard of a permitted land use activity where it connects to Council's water, wastewater and stormwater infrastructure.</li></ul>	
--	--	--

Transport Contributions		
FC-S3	Contribution amount, circumstances, purpose and timing	
All Zones	<p>1. Amount of contribution:</p> <ol style="list-style-type: none"> <li>a. The full actual cost of the roads, accessways, vehicle crossings, parking and loading areas to the subdivision or development; and</li> <li>b. The full actual cost of all necessary roads, accessways, vehicle crossings, parking and loading areas within the subdivision or development for each allotment, site or building; and</li> <li>c. The full actual cost of connections between roads, accessways, vehicle crossings, parking and loading areas in the subdivision or development and the Council's <i>transport network</i>; and</li> <li>d. The actual cost of upgrading of any existing roads, accessways, vehicle crossings, parking and loading areas to the extent that it is necessary to service the subdivision or development; and</li> <li>e. A share of the cost of the existing roads, accessways, vehicle crossings, parking and loading areas where additional capacity has been created in anticipation of future development. The share will be calculated on the proportion of the additional capacity required to serve the development based on the following formula; <ol style="list-style-type: none"> <li>i. <b>Contribution = N x (Uc ÷ L)</b> Where: <b>N</b> = The number of new allotments/residential units created in the subdivision or development</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <p>(The Council will have regard to the following matters when assessing a remission or waiver of transport contribution)</p> <ol style="list-style-type: none"> <li>1. The activity's impacts on the <i>transport network</i> and the cost to the relevant Council to avoid, remedy, or mitigate these impacts.</li> <li>2. Measures proposed by the developer to improve the existing <i>transport network</i>.</li> <li>3. Other methods proposed by the developer to avoid, remedy or mitigate any adverse effects on the <i>transport network</i>.</li> <li>4. Whether any contribution had been previously made towards the establishment or upgrade of the <i>transport network</i>.</li> </ol>

	<p><b>Uc</b> = Upgrade cost of the system as determined by Council</p> <p><b>L</b> = Number of new allotments/residential units to be served by the upgrade</p> <p>Note: These share contributions can be location specific. Where these share contributions have been calculated, these contributions may be included in the Schedule of Fees and Charges in each Council's Long Term Plan or Annual Plan; and</p> <p>f. A share of the cost of new roads, accessways, vehicle crossings, parking and loading areas or upgraded roads, accessways, vehicle crossings, parking and loading areas where additional capacity will be required by the cumulative effects of an area's development – the share will be calculated on the proportion of the additional capacity required by the development based on the following formula;</p> <p>i. <b>Contribution = N x (Uc ÷ L)</b> Where: <b>N</b> = The number of new allotments/residential units created in the subdivision or development <b>Uc</b> = New/upgrade cost of the system as determined by Council <b>L</b> = Number of new allotments/residential units to be served by the upgrade</p> <p>Note: These share contributions can be location specific. Where these share contributions have been calculated, these contributions may be included in the Schedule of</p>	
--	--	--

	<p>Fees and Charges in each Council's Long Term Plan or Annual Plan; and</p> <ul style="list-style-type: none"> <li>g. For subdivision in Residential, Commercial and Mixed Use, and Industrial Zones, a district-wide transport contribution of 3% of the value of the additional allotments created by a subdivision (plus GST);</li> <li>h. For subdivision in Rural, Open Space and Recreation, and Māori Purpose Zones, a district-wide transport contribution of 3% of the value of the additional allotments created by a subdivision (plus GST). The maximum amount of the sum of this district-wide reserve contribution and district-wide transport contribution is \$20,000 (plus GST) per allotment. This maximum amount will be adjusted on the 1<sup>st</sup> July each year based on the BERL Local Government Cost Index. The adjusted maximum amount will be confirmed each year through the Long Term Plan or Annual Plan process and included in the Schedule of Fees and Charges; or</li> <li>i. For land use in all zones, a district-wide transport contribution of 1% of the value of each additional residential unit (plus GST) or value of residential unit equivalent for non-residential activities.</li> </ul> <p>2. Form of contribution:</p> <ul style="list-style-type: none"> <li>a. Cash, works or land or combination.</li> </ul> <p>3. Timing of contribution:</p> <ul style="list-style-type: none"> <li>a. For subdivision resource consents, contributions shall be made prior to the issuance of the Certificate under</li> </ul>	
--	---	--

	<p>Section 224 of the Resource Management Act 1991;</p> <ul style="list-style-type: none"><li>b. For land use resource consents, contributions shall be payable as and when required by any condition of that consent;</li><li>c. For permitted activities involving construction of a building, contributions shall be made prior to the issuance of the Code of Compliance Certificate for the Building Consent.</li></ul> <p>Note: The purpose of the transport infrastructure contributions are to provide for a well-connected, integrated, safe and accessible <i>transport network</i>.</p> <p>Note: Transport infrastructure contributions may be imposed in the following circumstances:</p> <ul style="list-style-type: none"><li>a. As a condition of subdivision consent;</li><li>b. As a condition of a land use consent;</li><li>c. As a standard of a permitted land use activity.</li></ul>	
--	---	--

## ASW – Activities on the Surface of Water

This chapter contains rules that have legal effect. They are identified with a red gavel symbol  next to the provision reference number.

The Wairarapa has numerous *rivers, streams, lakes, and wetlands*, which are valued for a range of conservation, recreation, cultural, amenity, and intrinsic reasons. These values are both physical and spiritual and waterways have a particular significance to Māori who respect waterways as living entities with their own life force (Mauri).

The surface of *waterbodies* in the Wairarapa is used for a range of activities, mainly recreational, and some food gathering. This chapter manages the effects arising from activities on the surface of these *waterbodies*. The water itself, as well as the beds of lakes and rivers, are managed by Greater Wellington Regional Council. Activities on, under, or over freshwater may require resource consent from the Greater Wellington Regional Council. Certain activities, including structures such as culverts and weirs, and activities relating to natural *wetlands*, are subject to the National Environmental Standards for Freshwater.

Water within the coastal marine area is managed by the Greater Wellington Regional Council. The Wellington Regional Navigation Safety Bylaws 2021 also applies to waters within the districts for the purpose of ensuring maritime safety.

Sites identified as *Significant Natural Areas, Outstanding Natural Features and Landscapes, and Significant Waterbodies* are subject to additional provisions in the Natural Environment Values chapter. Sites identified as containing *Outstanding Natural Character and Very High and High Natural Character* are subject to additional provisions in the Coastal Environment chapter.

Some sites are also subject to Statutory Acknowledgements under the Joint Redress Te Rohe o Rongokako between Rangitāne Tu Mai Ra o Wairarapa and Ngāti Kahungunu ki Wairarapa for Wairarapa Moana and Deeds of Settlement for Rangitāne o Wairarapa Act 2017 and Ngāti Kahungunu ki Wairarapa Act 2022

### Objectives

<b>ASW-O1</b>	<b>Values of rivers, lakes, and wetlands</b>
To maintain or enhance the natural character, ecological, cultural, amenity, and recreational values of the Wairarapa’s <i>rivers, lakes, and wetlands</i> by managing the adverse effects of development and activities on the surface of water.	

### Policies

<b>ASW-P1</b>	<b>Existing activities</b>
---------------	----------------------------

Recognise and provide for existing *recreation activities* in *lakes, rivers, and wetlands* that do not cause detrimental effects on freshwater environments.

<b>ASW-P2</b>	<b>Appropriate activities</b>
---------------	-------------------------------

Enable activities on the surface of water, including customary activities by tangata whenua, while avoiding or mitigating the effects of large *structures* and motorised commercial recreation activities that could have an adverse effect on the natural character, ecological, cultural, amenity, and recreational values of *rivers, lakes, and wetlands*.

<b>ASW-P3</b>	<b>Appropriate structures</b>
---------------	-------------------------------

Prevent *structures* on or over the surface of water in *rivers, lakes, and wetlands* unless they are an accepted part of the waterbody environment or they have a *functional or operational need* to locate in this environment (for example, culverts, bridges or stock crossings, other linear infrastructure, maimais, small recreational structures, and flood defence systems).

<b>ASW-P4</b>	<b>Cumulative effects</b>
---------------	---------------------------

Ensure that adverse cumulative effects of activities and *structures* on the surface of water in *rivers, lakes, and wetlands* are avoided where possible, or otherwise remedied or mitigated.

<b>ASW-P5</b>	<b>Conflicting uses</b>
---------------	-------------------------

Minimise the potential for conflicts between the effects of motorised commercial recreation and other activities using the surfaces of *rivers, lakes, and wetlands* and on adjacent land.

## Rules

<b>ASW-R1</b> 	<b>Activities on or above the surface of water in <i>rivers, lakes, and wetlands</i> (excluding motorised commercial recreation and structures)</b>
---	---

<b>All zones</b>	1. Activity status: <b>Permitted</b> .
------------------	--

<b>ASW-R2</b> 	<b>Structures on or above the surface of water in <i>rivers, lakes, and wetlands</i></b>
---	--

<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where any structure is:</p> <p style="padding-left: 20px;">a. Less than 10m<sup>2</sup> in <i>gross floor area</i>.</p>
------------------	--

	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The <i>structure</i> is a bridge that does not comply with standard ASW-R2(1)(a).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The scale, character, and nature of the activity.</li> <li>2. The <i>operational or functional need</i> for the structure.</li> <li>3. Potential for conflict between the activity and other users of the same <i>surface waterbody</i>.</li> <li>4. Effects of activities on land associated with the proposed activity including the impact on public access.</li> <li>5. Extent to which the activity will reduce opportunities for <i>recreational activities</i>.</li> <li>6. Effects of the activity on the natural character, ecological, cultural, amenity, and recreational values of the <i>surface waterbody</i>.</li> </ul>
<p><b>All zones</b></p>	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Rule ASW-R2(1)(a) is not complied with and Rule ASW-R2(2)(a) does not apply.</li> </ul>

<p><b>ASW-R3</b> </p>	<p><b>Any motorised commercial recreation on the surface of freshwater.</b></p>
<p><b>All zones</b></p>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The scale, character, and nature of the activity, including the frequency and size of watercraft associated with the activity.</li> <li>2. Potential for conflict between the activity and other users of the same <i>surface waterbody</i>.</li> <li>3. Effects of activities on land associated with the proposed activity including the impact on public access.</li> <li>4. Extent to which the activity will reduce opportunities for <i>recreational activities</i>.</li> <li>5. Effects of the activity on the natural character, ecological, cultural, amenity, and recreational values of the <i>surface waterbody</i>.</li> </ul>

## CE – Coastal Environment

The Wairarapa coastline extends for over 220 kilometres from south of Ocean Beach to north of Mataikona. The *coastal environment* is highly valued by iwi, and has natural character, landscape, historic heritage, and biodiversity values. In addition, the *coastal environment* is important as a recreation area, as well as for areas of pastoral farming and scattered residential occupation.

The District Councils are responsible for managing activities on land (the landward side of Mean High-Water Springs (MHWS)), and the Greater Wellington Regional Council is responsible for activities in the Coastal Marine Area (seaward of MHWS) through the Natural Resources Plan. Integrated management is necessary to manage activities that cross the jurisdictional boundary between regional and district councils.

The Combined District Plan must give effect to the New Zealand Coastal Policy Statement 2010 (NZCPS), which requires a strategic approach to managing development on the coast. The identification and mapping of the *coastal environment* overlay, that has been undertaken in accordance with Policy 1 of the NZCPS and Policy 4 of the Wellington Regional Policy Statement, recognises the extent and characteristics of land with natural character, where coastal processes (including coastal erosion), influences or qualities are significant. It also recognises values that are important from a landscape, visual quality, amenity, historic, cultural, and ecological point of view. The *coastal environment* includes natural and modified landscapes. The *coastal environment* is made up of 12 distinctive zones or areas, each containing similar characteristics and qualities. These areas are:

- Mataikona;
- Whakataki;
- Whareama;
- Kaiwhata;
- Waimoana;
- Pahaoa;
- Awhea;
- Cape Palliser;
- Ngawi;
- Whatarangi;
- Onoke; and
- Mukamuka.

The preservation of natural character in the *coastal environment* and its protection from inappropriate subdivision, use, and development is a matter of national importance (section 6(a) of the Resource Management Act 1991 (RMA)). Policy 13 of the NZCPS provides guidance on the preservation of natural character in the *coastal environment*, and its protection from inappropriate subdivision, use, and development. Policy 14 of the NZCPS promotes the restoration or rehabilitation of natural character of the *coastal environment*

including identifying areas for restoration and providing policies and methods in the District Plan. In addition to the general natural character values and attributes that exist in the *coastal environment*, the spatial extent of areas that are of *outstanding natural character and very high and high natural character* in the *coastal environment* have been identified that require special protection under Policy 13 of the NZCPS and Policy 24 of the Wellington Regional Policy Statement. These areas are identified at a localised or component scale, as opposed to the area scale of the 12 sections of the *coastal environment* outlined above.

The *coastal environment* also includes *Significant Natural Areas, Outstanding Natural Features and Landscapes and Special Amenity Landscapes*, which are addressed through the Ecosystems and Indigenous Biodiversity and Natural Features and Landscape chapters in accordance with the NZCPS. Outside those specific overlay areas, activities can be undertaken in accordance with the underlying zone provisions, subject to any other relevant overlays and district-wide rules.

Public access is to be encouraged and managing activities within the *coastal environment* allows for the consideration of the effects of proposals on existing or future public access. Any specific public access provisions relating to the *coastal environment* are contained in the Public Access chapter.

Coastal hazards, including coastal erosion, coastal inundation, and sea level rise, pose a significant threat to land use, people, and *infrastructure* in the Wairarapa. Sea level rise predictions indicate the Wairarapa coastline is particularly vulnerable as it is exacerbated through land subsidence caused by tectonic processes. The NZCPS directs councils to identify and map coastal hazards that pose a high risk with a forecast of 100 years. Where coastal hazards are not well understood, or there is insufficient information to understand the risk but adverse effects are potentially significant, the NZCPS directs that a precautionary approach must be adopted. A comprehensive coastal hazard assessment is yet to be undertaken for the Wairarapa. In the absence of this assessment, the *coastal environment* chapter adopts a precautionary approach through the identification of the *Foreshore Protection Area* where particular land use and development is restricted. The *Foreshore Protection Area* is identified as being the area 50 metres inland of MHWS in all areas, with the exception of Riversdale where this *Foreshore Protection Area* has been specifically mapped based on a local hazard assessment.

The Coastal Environment chapter sits alongside the underlying zone chapters. Objectives, policies, and rules of both this chapter and the associated zone chapter are applicable to any activities within the *coastal environment*. Generally, this chapter manages the effects of activities through effects-based provisions which differs from the activity-based provisions of the zone chapters.

## Objectives

<b>CE-O1</b>	<b><i>Coastal environment</i></b>
The qualities that contribute to the <i>coastal environment</i> including natural character, landscape, historic, cultural, and ecological values are maintained and, where appropriate, restored or enhanced.	
<b>CE-O2</b>	<b><i>Coastal Natural Character</i></b>
The natural character of the <i>coastal environment</i> is preserved, including: <ul style="list-style-type: none"> <li>a. protecting the qualities, characteristics, and values of areas of <i>Outstanding Natural Character</i> and <i>Very High and High Natural Character</i> in the landward extent of the <i>coastal environment</i>; and</li> <li>b. maintaining, and where appropriate enhancing natural character in all other areas of the <i>coastal environment</i> and restoring natural character within the <i>coastal environment</i> where it has been degraded.</li> </ul>	
<b>CE-O3</b>	<b>Risk from coastal hazards</b>
The risk and consequences from coastal hazards including the impacts of sea level rise on people, property, <i>infrastructure</i> , and the environment are not increased.	
<b>CE-O4</b>	<b>Tangata Whenua values</b>
Tangata whenua values, mātauranga, and tikanga are recognised in resource management processes for the <i>coastal environment</i> .	
<b>CE-O5</b>	<b>Activities in the <i>coastal environment</i></b>
People and communities are able to provide for their social, economic, and cultural well-being, recognising that the protection of natural character and indigenous biodiversity, public access, or cultural values does not preclude subdivision, use, or development, where this does not compromise these values.	

## Policies

<b>CE-P1</b>	<b><i>Coastal environment</i></b>
Identify the extent of the <i>coastal environment</i> based on characteristics of the environment, including: <ul style="list-style-type: none"> <li>a. areas where coastal processes, influences, or qualities are significant;</li> </ul>	

	<ul style="list-style-type: none"> <li>b. elements and features that contribute to the natural character, landscape, visual amenity qualities, or amenity values; and</li> <li>c. identifying sections of the <i>coastal environment</i> with similar characteristics and qualities.</li> </ul>
<b>CE-P2</b>	<b><i>Outstanding Natural Character</i></b>
<p>Avoid adverse effects from subdivision, use, and development on the identified qualities, characteristics, and values of <i>Outstanding Natural Character</i> by:</p> <ul style="list-style-type: none"> <li>a. only providing for <i>conservation activities</i> and <i>customary activities</i>; and</li> <li>b. avoid adverse effects on those qualities, characteristics, and values of any other activities.</li> </ul>	
<b>CE-P3</b>	<b><i>Very High and High Natural Character</i></b>
<p>Manage the subdivision, use, and development within areas identified as <i>Very High and High Natural Character</i> by only allowing activities that:</p> <ul style="list-style-type: none"> <li>a. avoid significant adverse effects and avoid, remedy, or mitigate any other adverse effects on the identified values described in <i>Very High and High Natural Character</i>; and</li> <li>b. are demonstrated to be appropriate by: <ul style="list-style-type: none"> <li>i. having an <i>operational need</i> or <i>functional need</i> to be located in this area;</li> <li>ii. minimising <i>earthworks</i> and changes to the landform;</li> <li>iii. reducing the scale and prominence of any <i>buildings or structures</i>, including any proposed <i>building</i> platforms, and integrating landform and context into the design through the use of naturally occurring <i>building</i> platforms and sympathetic materials;</li> <li>iv. retaining and/or restoring and rehabilitating <i>indigenous vegetation</i> and habitats of indigenous fauna, where practicable using coastal plant species sourced from the local ecological district;</li> <li>v. enabling the repair, maintenance, and removal of existing <i>infrastructure</i> and roads; and</li> <li>vi. enabling the continuation, or enhancing, of tangata whenua cultural and spiritual values and <i>customary activities</i>.</li> </ul> </li> </ul>	
<b>CE-P4</b>	<b>Activities and subdivision within the <i>coastal environment</i></b>
<p>Manage subdivision, use, and development within the <i>coastal environment</i> to ensure:</p> <ul style="list-style-type: none"> <li>a. there is a <i>functional need</i> or <i>operational need</i> for the activity to be located in the <i>coastal environment</i>; and</li> <li>b. the form, scale, and nature of the activity will not detract from the natural character of the <i>coastal environment</i> by:</li> </ul>	

- i. considering the landscape context and landform in the planning and design process, so that development responds to natural landforms, minimises *earthworks*, and incorporates the use of sympathetic materials;
- ii. minimising the landscape and visual effects of built form by careful siting of *buildings* and *structures*;
- iii. rehabilitating *earthworks* to ensure that they are well integrated with the surrounding landform;
- iv. minimising *modification of indigenous vegetation* and incorporating revegetation and planting of disturbed areas;
- v. maintaining and where appropriate restoring the abiotic, biotic, and experiential characteristics of natural character within the *coastal environment*;
- vi. maintaining and enhancing public access, customary access, and recreational use;
- vii. avoiding significant adverse effects on *indigenous vegetation* and habitats of indigenous fauna;
- viii. retaining and/or restoring and rehabilitating *indigenous vegetation* and habitats of indigenous fauna, where practicable using coastal plant species sourced from the local ecological district;
- ix. taking into account the outcomes of any consultation with and/or cultural advice provided by tangata whenua, including the extent to which the activity may compromise tangata whenua's relationship with their ancestral lands, water, sites, wāhi tapu, and other taonga, and/or tangata whenua's responsibilities as kaitiaki and mana whenua in the *coastal environment*;
- x. ensuring that the location, design and scale of *structures, buildings*, and activities avoid or mitigate risks to people and property from coastal hazards and that the risk to other people, properties, and activities is not increased; and
- xi. ensuring that open coastal vistas are protected by discouraging built development between roads and the *Foreshore Protection Area* where such roads are in close proximity to the foreshore.

CE-P5

**Residential activities within the *coastal environment***

Manage *residential activities* within the *coastal environment* by:

- a. providing for *residential units* within existing coastal settlements to ensure the special qualities of each settlement are maintained;
- b. providing for *residential units* that are located, designed, and of a scale necessary to support *primary production*;
- c. take a precautionary approach to the risks from coastal hazards by avoiding new *residential units* within the *Foreshore Protection Area* due to the risks from coastal hazards; and
- d. avoiding rural lifestyle development to ensure there is no proliferation of *residential units* and fragmentation of productive land throughout the *coastal environment* to protect its special values and characteristics.

<b>CE-P6</b>	<b>Infrastructure</b>
<p>a. Provide for the maintenance, repair, and removal of existing <i>infrastructure</i> in areas identified as <i>Very High Natural Character</i>; and</p> <p>b. Only allow new <i>infrastructure</i> and the <i>upgrade</i> of existing <i>infrastructure</i> within areas identified as <i>Very High and High Natural Character</i> where:</p> <ol style="list-style-type: none"> <li>i. it has an operational need or functional need for the location;</li> <li>ii. it is designed to maintain the natural character values; and</li> <li>iii. any significant adverse effects on natural character values will be avoided and all other effects will be avoided, and where this is not practicable, will be appropriately mitigated.</li> </ol>	
<b>CE-P7</b>	<b>Coastal archaeology</b>
<p>Recognise and manage any adverse effects on archaeological sites within the <i>coastal environment</i> in any subdivision, use, and development; and rely upon the Heritage New Zealand Pouhere Taonga Act 2014 to promote the identification, preservation, and conservation of archaeological sites of historic and cultural significance.</p>	
<b>CE-P8</b>	<b>Precautionary approach to coastal hazards</b>
<p>Adopt a precautionary approach to new subdivision, use, and development where knowledge is lacking about coastal processes and where the risks from coastal hazards are likely to be high, by identifying the <i>Foreshore Protection Area</i> and:</p> <ol style="list-style-type: none"> <li>a. only providing for activities that have an <i>operational need</i> or <i>functional need</i> within the <i>Foreshore Protection Area</i>;</li> <li>b. avoid new <i>residential activities</i> and other <i>hazard sensitive activities</i> within the <i>Foreshore Protection Area</i>; and</li> <li>c. for activities within the <i>Foreshore Protection Area</i> that satisfy the above, manage effects to ensure any significant adverse effects on people and property will be avoided and all other effects will be avoided, and where this is not practicable, will be mitigated.</li> </ol>	
<b>CE-P9</b>	<b>Soft engineered solutions</b>
<p>Encourage soft engineering measures and nature-based solutions when undertaking planned coastal hazard mitigation works within the identified <i>Foreshore Protection Area</i> where they will reduce the risk from coastal hazards to people, property, and <i>infrastructure</i>.</p>	

## Rules

<b>CE-R1</b>	<b><i>Earthworks or buildings and structures (including construction, additions, and alterations) within the coastal environment</i></b>
<p><b>All zones</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. CE-S1; and</li> <li>ii. CE-S3; or</li> </ul> </li> <li>b. <i>Earthworks or buildings and structures</i> are associated with Temporary Military Training Activities, <i>conservation activities</i> or <i>customary activities</i>;</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>c. <i>Earthworks or buildings and structures</i> are not located within an area identified as <i>Outstanding Natural Character</i> or <i>Very High and High Natural Character</i>; and</li> <li>d. <i>Earthworks or buildings and structures</i> are not associated with a new <i>residential activity</i> within the <i>Foreshore Protection Area</i>.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with CE-R1(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant CE standard that is not met and the matters of discretion of any standard that is not met.</li> </ul>

<b>CE-R2</b>	<b><i>Earthworks, modification of indigenous vegetation, or buildings and structures (including construction, additions, and alterations) within Areas of Very High and High Natural Character</i></b>
<p><b>All zones</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. CE-S1;</li> <li>ii. CE-S2; and</li> <li>iii. CE-S3; or</li> </ul> </li> </ul>

	<p>b. <i>Earthworks, modification of vegetation, or buildings and structures</i> is associated with <i>conservation activities or customary activities</i>.</p>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with CE-R2(1);</li> <li>b. The maximum area of <i>earthworks</i> does not exceed 500m<sup>2</sup> per <i>site</i>;</li> <li>c. The maximum area of any <i>modification of indigenous vegetation</i> does not exceed 500m<sup>2</sup> per <i>site</i>; and</li> <li>d. Any <i>building or structure</i> does not exceed:             <ul style="list-style-type: none"> <li>i. a gross floor area of 200m<sup>2</sup>; and</li> <li>ii. a maximum height of 5m.</li> </ul> </li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

<b>CE-R3</b>	<p><b><i>Earthworks, modification of vegetation, or buildings and structures (including construction, additions, and alterations) within Areas of Outstanding Natural Character</i></b></p>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. <i>Earthworks, modification of vegetation, or buildings and structures</i> is associated with <i>conservation activities or customary activities</i>;</li> <li>b. The maximum area of earthworks does not exceed 50m<sup>2</sup> per <i>site</i>;</li> <li>c. The maximum area of and <i>modification of vegetation</i> does not exceed 50m<sup>2</sup> per <i>site</i>; and</li> <li>d. Any building or structure does not exceed:             <ul style="list-style-type: none"> <li>i. a gross floor area of 50m<sup>2</sup>; and</li> <li>ii. a maximum height of 5m.</li> </ul> </li> </ul>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with CE-R3(1);</li> </ul>

	<ul style="list-style-type: none"> <li>b. <i>Earthworks, modification of vegetation, or buildings and structures</i> is not associated with <i>plantation forestry</i>;</li> <li>c. The maximum area of <i>earthworks</i> does not exceed 50m<sup>2</sup> per <i>site</i>;</li> <li>d. The maximum area of and <i>modification of vegetation</i> does not exceed 50m<sup>2</sup> per <i>site</i>; and</li> <li>e. Any <i>building or structure</i> does not exceed:             <ul style="list-style-type: none"> <li>i. a gross floor area of 50m<sup>2</sup>; and</li> <li>ii. a maximum height of 5m.</li> </ul> </li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The degree of change to the natural landform.</li> <li>2. The effects of activity on the identified characteristics and values of the Outstanding Natural Character area.</li> <li>3. Whether the activity has an operational need or functional need for the location.</li> <li>4. The effect of the reflectivity and colour of external materials on the identified characteristics and values of the Outstanding Natural Character.</li> </ul>
--	--

CE-R4	<b><i>Plantation forestry</i></b>
All zones	<p>1. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Any <i>plantation forestry</i> is within an area identified as <i>Outstanding Natural Character</i> and <i>Very High and High Natural Character</i>.</li> </ul>

CE-R5	<b><i>New residential activity within the Foreshore Protection Area</i></b>
All zones	<p>1. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Any <i>earthworks, modification of indigenous vegetation, or buildings and structures</i> (including construction) associated with a new <i>residential activity</i> within the <i>Foreshore Protection Area</i>.</li> </ul>

CE-R6	<b><i>Earthworks, modification of indigenous vegetation, or buildings and structures (including construction, additions, and alterations) not otherwise listed in this chapter</i></b>
All zones	1. Activity status: <b>Non-complying.</b>

## Standards

CE-S1	Earthworks	
CE-S1	<b>Earthworks</b>	
<p>1. <i>Earthworks</i> within the <i>coastal environment</i> must not exceed:</p> <ul style="list-style-type: none"> <li>a. a maximum cut or fill <i>height</i> greater than 3m above ground level; and</li> <li>b. a maximum area of 500m<sup>2</sup> per <i>site</i>.</li> </ul> <p>2. <i>Earthworks</i> within areas of <i>very high and high natural character</i> must not exceed:</p> <ul style="list-style-type: none"> <li>a. a maximum cut or fill <i>height</i> of 1.5m above ground level; and</li> <li>b. a maximum area of 50m<sup>2</sup> per <i>site</i>. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. <i>Earthworks</i> associated with maintaining existing farm tracks, roads, water supply infrastructure, fence lines and access ways are exempt from the above area standards but must comply with NFL-S1(1)(a) and NFL-S1(2)(a).</li> </ul> </li></ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The degree of change to the natural landform.</li> <li>2. The effect of the <i>earthworks</i> on the characteristics and values of the <i>coastal environment</i>.</li> <li>3. The effect of the <i>earthworks</i> on the identified characteristics and values of the <i>very high and high natural character area</i>.</li> </ul>	
CE-S2	<b><i>Modification of indigenous vegetation</i></b>	
CE-S2	<b><i>Modification of indigenous vegetation</i></b>	
<p>1. <i>Modification of indigenous vegetation</i> must not exceed, in total area, 50m<sup>2</sup> in any 12-month period.</p> <p>This standard does not apply to <i>modification of indigenous vegetation</i> that is:</p> <ul style="list-style-type: none"> <li>a. 3m either side of, or within, an existing formed <i>road</i>, track, stock crossing or <i>accessway</i>;</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The scale of the <i>modification of vegetation</i>.</li> <li>2. The effect of the modification of vegetation on the identified values and characteristics within an area identified as <i>Very High and High Natural Character</i>.</li> </ul>	

<ul style="list-style-type: none"> <li>b. 3m either side of a fence, or other lawfully established <i>structure</i>; or</li> <li>c. within 10m of an existing lawfully established <i>residential unit</i>.</li> </ul>	
<b>CE-S3</b>	<b><i>Buildings and structures</i></b>
<ol style="list-style-type: none"> <li>1. <i>Buildings and structures</i> within the <i>coastal environment</i> must meet the following standards: <ul style="list-style-type: none"> <li>a. the <i>gross floor area</i> of any individual <i>building or structure</i> on a <i>site</i> must not exceed 200m<sup>2</sup>;</li> <li>b. the <i>building or structure</i> must not exceed a maximum <i>height</i> of 7m;</li> <li>c. maximum of one <i>residential unit</i> per <i>site</i>;</li> <li>d. any roof cladding must be of matt finish in a natural range of browns, greens, and greys to complement the tones found in the natural surroundings, with the colour having a light reflectivity value (LRV) percentage between 5 and 25%; and</li> <li>e. cladding is limited to natural materials and/or recessive colours with light reflectivity value (LRV) of 35% or less.</li> </ul> </li> <li>2. <i>Buildings and structures</i> within the <i>Foreshore Protection Area</i> must meet the following standards: <ul style="list-style-type: none"> <li>a. the <i>gross floor area</i> of the <i>building or structure</i> on a <i>site</i> must not exceed 15m<sup>2</sup>;</li> <li>b. the <i>building or structure</i> must not exceed a maximum <i>height</i> of 3m; and</li> <li>c. <i>buildings and structures</i> must only be used for non-habitable purposes.</li> </ul> </li> <li>3. <i>Buildings and structures</i> within an area identified as <i>Very High and High Natural</i></li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the <i>building or structure</i> is integrated into the landform to limit prominence and protect the identified characteristics and values of the <i>coastal environment</i>.</li> <li>2. Whether the <i>building or structure</i> is integrated into the landform to limit prominence and protect the identified characteristics and values within an area identified as being of <i>Very High and High Natural Character</i> or <i>Outstanding Natural Character</i>.</li> <li>3. Whether there is a <i>functional need</i> or <i>operational need</i> for the location of the <i>building or structure</i>.</li> <li>4. The effect of the scale and location on the <i>coastal environment</i> and the identified characteristics and values within an area of <i>Very High and High Natural Character</i>.</li> <li>5. The effect of the reflectivity and colour of external materials on the <i>coastal environment</i> and any identified characteristics and values within an area of <i>Very High and High Natural Character</i>.</li> <li>6. The effect to natural hazard and coastal hazard risk including taking into account the likely long-term effects of climate change.</li> </ol>

*Character* and Landscape must meet the following standards:

- a. the *gross floor area* of the *building* or *structure* on a *site* must not exceed 50m<sup>2</sup>; and
- b. the *building* or *structure* must not exceed one storey and must not exceed a maximum *height* of 5m.

Standard CE-S3(1) does not apply to the Settlement Zone.

## LIGHT – Light

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

Artificial lighting, particularly in residential areas, can adversely affect people’s ability to sleep and ability to view the night sky, which affects the cultural values associated with the night sky. 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. The visibility of the night sky is most affected by artificial lighting that is projected upwards and excessive lighting that is reflected upwards, particularly from lighting that creates blue toned light (cooler colour temperatures). Again, such effects can be mitigated through compliance with standards on light emission, including those that control levels across property boundaries, light temperature, and light shielding.

The provisions in this chapter provide for artificial lighting which allows activities to occur outside of daylight hours and increases safety and security, while minimising potential adverse effects beyond the site. The provisions do not apply to specific types of activities or lighting which have a functional need or operational need, such as navigational aids and vehicle lights.

### Objectives

<b>LIGHT-O1</b>	<b>The role of artificial light and effects on amenity values</b>
To maintain and enhance amenity values that make the Wairarapa a pleasant place in which to live, work, and visit, by managing use of artificial light.	
<b>LIGHT-O2</b>	<b>Brightness and clarity of the night sky</b>
To preserve the brightness and clarity of the Wairarapa night sky.	
<b>LIGHT-O3</b>	<b>Provide for security and safety</b>
Activities are able to use artificial lighting for operational and functional purposes and to provide for the security and safety of people and property.	

## Policies

<b>LIGHT-P1</b>	<b>Avoid light spill and glare on adjoining sites and roads</b>
Manage the intensity, location, and direction of artificial lighting to minimise light spill and glare onto adjoining sites and roads.	
<b>LIGHT-P2</b>	<b>Protect the clarity and brightness of the night sky</b>
Manage the light colour temperature, shielding, and hours of operation of outdoor artificial lighting to mitigate skyglow to protect the clarity and brightness of the night sky.	
<b>LIGHT-P3</b>	<b>Effects of artificial light on amenity values are compatible with the receiving zone</b>
Manage activities with unacceptable visual effects from artificial light on amenity values, in accordance with the qualities of each environmental zone.	
<b>LIGHT-P4</b>	<b>Role of artificial lighting</b>
Provide for appropriate levels of artificial lighting to enable the safe and efficient undertaking of outdoor activities, including night time working, recreation, and entertainment.	

## Rules

<b>LIGHT-R1</b>	<b>Outdoor artificial light and glare</b>
<b>All Zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>i. LIGHT-S1;</li> <li>ii. LIGHT-S2; and</li> <li>iii. LIGHT-S3.</li> </ol>
<b>All Zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with LIGHT-R1(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant LIGHT standard that is not met and the matters of discretion of any standard that is not met.</li> </ol>

## Standards

LIGHT-S1	Standards for outdoor artificial light and glare	
<p>1. A maximum artificial light level of 8 lux (lumens per square metre) measured at 1.5m above ground level at the site boundary.</p> <p>2. All outdoor lighting shall have a colour temperature of light emitted of 3000K Kelvin or lower.</p> <p>3. All outdoor lighting with a light output of 500 lamp lumens or greater shall be shielded or tilted so as to not emit any light at or above a horizontal plane measured at the light source.</p> <p>Exception: The provisions do not apply to specific types of activities or lighting which have a functional need or operational need, such as navigational aids and vehicle lights.</p> <p>Note: The standards for light must be measured and assessed in accordance with Standards AS 4282-2019 Control of the Obtrusive Effects of Outdoor Lighting.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The extent to which the light will adversely affect adjoining sites.</li> <li>2. The effects of light direction on the safe and efficient operation of the road network.</li> <li>3. The extent to which the lighting is necessary for functional and operational requirements, such as security, heritage, public amenity, or safety.</li> <li>4. The hours during which the lighting will operate.</li> <li>5. Proposed methods to avoid, remedy, or mitigate potential adverse effects including the height, orientation, angle, light colour temperature, and shielding of the light source.</li> <li>6. The extent to which the light will contribute to skyglow and adversely affect the quality of viewing of the night sky.</li> </ol>	
LIGHT-S2	Outdoor sports lighting	
<p>The emission of light from outdoor sports lighting must meet the following standards:</p> <ol style="list-style-type: none"> <li>1. All outdoor sports lighting shall have a colour temperature of light emitted of 5700K Kelvin or lower.</li> <li>2. Outdoor sports lighting shall be designed to the illumination levels recommended in AS 2560.2:2021 Guide to Sports Lighting, all parts. Maximum permitted illumination level is to be that recommended for “Level 3” competition standard. The lighting design initial levels shall not exceed the recommended average service</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The extent to which the light will adversely affect adjoining sites.</li> <li>2. The effects of light direction on the safe and efficient operation of the road network.</li> <li>3. The extent to which the lighting is necessary for reasons of security, heritage, public amenity, or safety.</li> <li>4. The hours during which the lighting will operate.</li> <li>5. Proposed methods to avoid, remedy, or mitigate potential adverse effects including the height, orientation,</li> </ol>	

<p>illuminance level by more than 50% and shall meet the recommended uniformity.</p> <ol style="list-style-type: none"> <li>3. Luminous intensity from any light source for any viewing angles at 1.5m height, at a distance of 45m beyond the field shall not exceed 1000 candela.</li> <li>4. Outdoor sports lighting shall not operate between 10.00pm and 6.00am.</li> <li>5. All outdoor sports lighting shall provide the following controls:             <ol style="list-style-type: none"> <li>a. Automatic curfew controls to ensure the lighting is off between 10.00pm and 6.00am.</li> <li>b. Local control to turn lights on and off.</li> <li>c. If the lighting has a lighting level for competition, it shall also have a selectable lower lighting level for training.</li> </ol> </li> </ol> <p>Exception: The provisions do not apply to specific types of activities or lighting which have a functional need or operational need, such as navigational aids and vehicle lights.</p> <p>Note: The standards for light must be measured and assessed in accordance with AS 4282-2019 Control of the Obtrusive Effects of Outdoor Lighting.</p>	<p>angle, light colour temperature, and shielding of the light source.</p> <ol style="list-style-type: none"> <li>6. The extent to which the light will contribute to skyglow and adversely affect the quality of viewing of the night sky.</li> <li>7. For outdoor sports lighting, whether the lighting is consistent with the requirements of AS 2560.2:2021 Guide to sports lighting.</li> </ol>
<p><b>LIGHT-S3</b></p>	<p><b>Road lighting</b></p>
<ol style="list-style-type: none"> <li>1. Urban carriageway lighting must meet:             <ol style="list-style-type: none"> <li>a. AS/NZS 1158.3.1:2020 Lighting for roads and public spaces Part 3.1 Pedestrian area (Category P) lighting – Performance and design requirements; or</li> <li>b. AS/NZS 1158.1.1:2022 Lighting for roads and public spaces - Vehicular traffic (Category V) lighting - Performance and design requirements; and</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The extent to which light or lack of light will adversely affect adjoining sites.</li> <li>2. The effects of light or lack of light on the safe and efficient operation of the road network.</li> <li>3. The extent to which the lighting is necessary for reasons of security, heritage, public amenity, or safety.</li> </ol>

<p>c. NZ Transport Agency (Waka Kotahi) M30 Specifications and guidelines for road lighting design.</p>	<ol style="list-style-type: none"><li>4. The hours during which the lighting will operate.</li><li>5. Proposed methods to avoid, remedy, or mitigate potential adverse effects including the height, orientation, angle, light colour temperature, and shielding of the light source.</li><li>6. The extent to which the light will contribute to skyglow and adversely affect the quality of viewing of the night sky.</li></ol>
---	---

## NOISE – Noise

Many activities and operations are carried out throughout the Wairarapa resulting in the generation of noise. Some environments are inherently noisy due to the functional need and characteristics of some activities, including industrial and rural activities, and are unable to occur elsewhere or be practically avoided. It is important that these activities and operations are able to continue, while ensuring that any adverse effects on the surrounding environment are avoided. Noise has the potential to affect the health of neighbouring residents (e.g., through sleep disturbance) and cause annoyance, and is often the cause of complaints. Noise effects can vary, depending on a range of factors including frequency, time, character and/or duration, and distance.

Hood Aerodrome is a strategic component of the Wairarapa aviation industry with rules applying to nearby land uses to protect its functionality and its future development against undue sensitivity to the effects of air traffic, such as noise.

Noise sensitive land uses can be impacted by the development of new and upgraded key transport *infrastructure*. Where new *noise sensitive activities* are established alongside existing and busy roads, this can result in adverse effects to human health as a result of sleep disturbance. New buildings should be designed to mitigate potential effects to human health from established transport routes. Noise sensitive activities will be defined and managed to mitigate potential effects on human health occurring from operational noise from established transport routes.

The noise rules and standards in this chapter provide the noise limits for specific activities and zones. Other than where expressly provided for, noise levels arising from activities must be measured in accordance with NZS6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS6802:2008 Acoustics - Environmental Noise.

It is important to note that some activities are exempt from the noise rules set out in this chapter as they are either not controlled by the Resource Management Act 1991 or are controlled separately by other chapters in this plan or by the application of relevant New Zealand Noise Standards, including:

- a. NZS 6803:1999 Acoustics Construction Noise;
- b. NZS 6805:1992 Airport Noise Management and Land Use Planning;
- c. NZS 6806:2010 Acoustics Road Traffic Noise - New and Altered Roads;
- d. NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas; and
- e. NZS 6808:2010 Acoustics Wind Farm Noise.

## Objectives

<b>NOISE-O1</b>	<b>Noise generation</b>
The benefits of activities that generate noise are recognised, where the adverse effects from noise are compatible with the anticipated purpose, character, and amenity values of the relevant zone(s) and do not compromise public health, safety, and wellbeing of people and communities.	
<b>NOISE-O2</b>	<b>Reverse sensitivity</b>
The function and operation of existing and permitted noise generating activities are not compromised by <i>reverse sensitivity</i> effects from noise <i>sensitive activities</i> .	

## Policies

<b>NOISE-P1</b>	<b>Enable noise-generating activities in appropriate areas</b>
<p>Enable the generation of noise from activities that:</p> <ol style="list-style-type: none"> <li>maintain the predominant character and amenity values of the receiving environment by controlling the types of activities and levels of noise permitted in each zone; and</li> <li>do not compromise the health, safety, and wellbeing of people and communities.</li> </ol>	
<b>NOISE-P2</b>	<b>Ensure noise effects from activities are compatible with the existing environment</b>
<p>Provide for other activities that generate noise, where these avoid, remedy, or mitigate any adverse effects, having regard to:</p> <ol style="list-style-type: none"> <li>the extent to which it avoids conflict with existing noise sensitive activities;</li> <li>whether the level of effects is compatible with the character and amenity of the location and adjacent established activities and their operation;</li> <li>the compatibility of the noise with other noises generated from permitted zone activities, and other activities not controlled by the Plan, within the receiving zone;</li> <li>the degree to which the noise breaches the permitted noise standards for the receiving zone(s);</li> <li>whether adverse effects can be internalised to the site where the noise is generated and the extent to which they can be minimised at site boundaries;</li> <li>the frequency, intensity, duration, and offensiveness of the noise generated;</li> </ol>	

- g. any adverse effects on the health, safety, and wellbeing of people and communities within the surrounding area, including sleep disturbance and annoyance;
- h. whether the activity adopts the best practicable option to avoid, remedy, or mitigate adverse effects and the appropriateness of potential mitigation measures to control and monitor the noise levels in addition or as alternatives to the best practicable option through noise management plans or other methods; and
- i. potential positive effects associated with the activity which is generating the noise that has a functional need to occur in that location.

<b>NOISE-P3</b>	<b>Minimise noise effects from construction activities</b>
-----------------	--

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

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

<b>NOISE-P4</b>	<b>Noise insulation near State Highway</b>
-----------------	--

Ensure noise sensitive activities are appropriately located and separated from state highways and/or that any adverse noise, amenity, and adverse human health effects are avoided, remedied, or mitigated by identifying a state highway noise boundary on the planning maps and incorporating acoustic insulation measures.

<b>NOISE-P5</b>	<b>Protect the operation of Hood Aerodrome from <i>reverse sensitivity</i> effects</b>
-----------------	--

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.

<b>NOISE-P6</b>	<b>Noise <i>sensitive activities</i> in Commercial and Mixed Use Zones and General Industrial Zone</b>
-----------------	--

Ensure noise *sensitive activities* proposing to locate within the Commercial, Mixed Use, and General Industrial Zones are located, designed, constructed, and operated in a way which will ensure adverse noise and health and safety effects are minimised having regard to:

- a. the primary purpose and the anticipated frequency of use of the noise sensitive activity;
- b. the location of noise sensitive activities in relation to noise generating activities and the level of noise that will be received within any noise sensitive building;

- c. the ability to design and construct buildings accommodating noise sensitive activities with sound insulation and/or other mitigation measures to ensure the level of noise received within the building is minimised, particularly at night to minimise sleep disturbance; and
- d. the likelihood of unreasonable and/or objectionable noise being heard in any areas of private outdoor living space and the ability to mitigate this effect with screening, separation, or topography.

**NOISE-P7****Noise of limited duration and frequency**

Allow noisy activities of limited duration and frequency which are of importance to the community, such as noise associated with temporary activities, the operation of emergency services, and temporary military training activities, subject to appropriate controls.

**NOISE-P8****Noise effects from the rural environment**

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

**Rules**

The following activities are not subject to the rules and standards in this chapter:

- a. Aircraft being operated during flight;
- b. Vehicles being driven on a road (within the meaning of Section 2(1) of the Transport Act 1998), or within a site as part of or compatible with a normal residential activity;
- c. Trains on rail lines (public or private) and crossing bells within road reserve, including at railway yards, railway sidings, or stations. However, this exemption does not apply to the testing (when stationary), maintenance, loading, or unloading of trains;
- d. Agriculture, horticulture, pastoral farming, and conservation, activities undertaken for a limited duration, including using agricultural vehicles, agricultural aviation, helicopter landing areas, machinery, frost protection equipment or equipment used on a seasonal or intermittent basis, forestry planting, and forestry harvesting in the General Rural and Rural Lifestyle Zones;
- e. Motorised craft operating on the surface of *waterbodies*;
- f. Any warning device or siren used by emergency services for emergency purposes (and routine testing and maintenance);

- g. The use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline utilities;
- h. Activities at emergency service facilities associated with emergency response and emergency response training;
- i. Helicopters used for an emergency and as an air ambulance;
- j. Impulsive sounds (such as hammering and bangs) and dog barking noise which are poorly assessed by reference to NZS 6802:2008 Acoustics - Environmental Noise; or
- k. The control of crowd noise at a park or reserve.

NOISE-R1		Emission of noise (not otherwise provided for in this chapter)
	All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. NOISE-S1;</li> <li>ii. NOISE-S2;</li> <li>iii. NOISE-S3; and</li> <li>iv. NOISE-S4.</li> </ul>
	All Zones	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with NOISE-R1(1).</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.</li> </ul>

NOISE-R2		Emission of noise from construction, maintenance, and demolition activities
	All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. NOISE-S2.</li> </ul>
	All Zones	<p>2. Activity status: <b>Restricted discretionary</b></p>

	<p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NOISE-R2(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.</li> </ul>
--	---

NOISE-R3		Emission of noise from airblasts
	<b>All Zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:               <ul style="list-style-type: none"> <li>i. NOISE-S2.</li> </ul> </li> </ul>
	<b>All Zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NOISE-R3(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.</li> </ul>

NOISE-R4		Emission of noise from bird scaring devices
	<b>All Zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:               <ul style="list-style-type: none"> <li>i. NOISE-S2.</li> </ul> </li> </ul>
	<b>All Zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NOISE-R4(1).</li> </ul> <p>Matters of discretion:</p>

	<p>1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.</p>
--	--

NOISE-R5		Emission of noise from frost protection devices
	<b>All Zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="margin-left: 40px;">a. Compliance is achieved with:</p> <p style="margin-left: 80px;">i. NOISE-S2.</p>
	<b>All Zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="margin-left: 40px;">a. Compliance is not achieved with NOISE-R5(1).</p> <p>Matters of discretion:</p> <p style="margin-left: 40px;">1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.</p>

NOISE-R6		Emission of noise from domestic wind turbines
	<b>All Zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="margin-left: 40px;">a. Domestic wind turbines comply with the underlying zone noise standards in NOISE-S1; and</p> <p style="margin-left: 40px;">b. Measurement is undertaken in accordance with Section 7.7 of NZS 6808:2010 Acoustics Wind Farm Noise.</p>
	<b>All Zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="margin-left: 40px;">a. Compliance is not achieved with NOISE-R6(1).</p> <p>Matters of discretion:</p> <p style="margin-left: 40px;">1. Effects on ambient noise levels.</p> <p style="margin-left: 40px;">2. Management of effects from the turbine(s) with regard to the matters set out in NOISE-P2.</p>

	<p>3. The extent to which alternative locations and methods have been considered to avoid, remedy, or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> <li>i. the practical constraints associated with renewable electricity generation activities; and</li> <li>ii. the environmental benefits of renewable electricity generation activities.</li> </ul> <p>4. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation.</p>
--	--

NOISE-R7	Emission of noise from large-scale renewable electricity generation activities (wind)
General Rural Zone	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The noise generated complies with the limits set out in NZS 6808:2010 Acoustics Wind Farm Noise.</li> </ul>
General Rural Zone All Other Zones	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NOISE-R7(1).</li> </ul>

NOISE-R8	Emission of noise from helicopter landing areas
General Rural Zone	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. No helicopter movement (landing or departure) shall result in noise levels exceeding <math>L_{Amax}</math> 70 dBA between 10.00pm and 7.00am or <math>L_{Amax}</math> 90 dBA at all other times, when measured at the notional boundary of any noise sensitive activity; and</li> <li>b. Noise from helicopter landing areas is measured and assessed in accordance with NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in NOISE-P5.</li> <li>2. Hours of operation.</li> <li>3. Flight frequency.</li> <li>4. Approach and departure flight paths minimising overflight of residential activities.</li> </ul>

	<p>5. Application of non-statutory guidelines, such as HAI Fly Neighbourly Guidelines.</p> <p>6. The extent of servicing and status as a heliport.</p>
<p><b>General Rural Zone</b></p> <p><b>All Other Zones</b></p>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-R8(1).</p>

<b>NOISE-R9</b>	<b>Emission of noise from helicopter operations at 145 Chester Road, Carterton</b>
<p><b>General Rural Zone</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. NOISE-S2.</p>
<p><b>General Rural Zone</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-R9(1).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.</p> <p>2. The matters set out in NOISE-P5.</p>

<b>NOISE-R10</b>	<b>Emission of noise from <i>temporary activities</i> (not including <i>temporary military training activities</i>)</b>
<p><b>All Zones</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. NOISE-S2.</p>
<p><b>All Zones</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-R10(1).</p>

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.</li> </ol>
--	---

NOISE-R11	Emission of noise from <i>temporary military training activities</i>
All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity involves stationary noise sources; and</li> <li>b. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. NOISE-S2.</li> </ol> </li> </ol>
All Zones	<p>2. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity involves mobile noise sources; and</li> <li>b. The noise generated complies with Tables 2 and 3 of NZS 6803:1999 Acoustics Construction Noise.</li> </ol>
General Rural Zone Natural Open Space Zone	<p>3. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity involves live firing, fire of blank ammunition, and/or the use of explosives;</li> <li>b. The activity only occurs:               <ol style="list-style-type: none"> <li>i. Between 7.00am and 7.00pm; and</li> <li>ii. For a maximum duration of three consecutive days within any rolling 90-day period on any one site and shall not reoccur within that period on any other site within 2km of any of the site boundaries on which the activity takes place;</li> </ol> </li> <li>c. Sound emissions must not exceed 70dB <math>L_{Amax}</math> measured at the notional boundary of any building housing a noise <i>sensitive activity</i>; and</li> <li>d. Notice must be provided to the Council at least 48 hours prior to the commencement of the activity, specifying whether the activity involves live firing and/or the use of explosives, or firing of blank ammunition; the location of the activity and the boundaries within which the activity will take place and the distances to buildings containing noise <i>sensitive activities</i>; and the timing and the duration of the activity.</li> </ol>

<p><b>All Zones</b></p>	<p>4. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-R11(1), (2), or (3).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.</li> <li>2. Management of effects from the training activities with regard to the matters set out in NOISE-P2.</li> <li>3. Whether the noise levels are likely to cause alarm or adversely affect the character and amenity values of the location and adjacent activities.</li> <li>4. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of <i>structures, buildings</i> and equipment and the timing of operations), including:             <ol style="list-style-type: none"> <li>i. The extent to which alternative locations and methods have been considered to avoid, or mitigate any adverse effects, recognising the practical constraints associated with temporary military training activities; and</li> <li>ii. The ability to mitigate adverse effects through the imposition of conditions.</li> </ol> </li> </ol>
<p><b>Residential Zones</b></p> <p><b>Rural Lifestyle Zone</b></p> <p><b>Commercial and Mixed Use Zones</b></p> <p><b>Open Space Zone</b></p> <p><b>Sport and Active Recreation Zone</b></p>	<p>5. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity involves live firing, fire of blank ammunition, and/or the use of explosives; and</li> <li>b. The activity is not located within the General Rural Zone or the Natural Open Space Zone.</li> </ol>

Special Purpose Zones	
-----------------------	--

NOISE-R12	<b>New <i>buildings</i>, change of use of existing <i>buildings</i>, and <i>additions</i> to existing <i>buildings</i> to be occupied by a noise <i>sensitive activity</i> in Commercial and Mixed Use Zones and General Industrial Zones</b>
Commercial and Mixed Use Zones  General Industrial Zone	1. Activity status: <b>Permitted</b>  Where:  a. Compliance is achieved with:  i. NOISE-S3.
Commercial and Mixed Use Zones  General Industrial Zone	2. Activity status: <b>Restricted discretionary</b>  Where:  a. Compliance is not achieved with:  i. NOISE-S3.  Matters of discretion:  1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.  2. The matters set out in NOISE-P4.

NOISE-R13	<b>New <i>buildings</i> or <i>additions</i> to existing <i>buildings</i> to be occupied by a noise <i>sensitive activity</i> located within the State Highway Noise Boundary as shown on the planning maps</b>
Rural Zones and Residential Zones	1. Activity status: <b>Permitted</b>  Where:  a. Compliance is achieved with:  i. NOISE-S3.
Rural Zones and Residential Zones	2. Activity status: <b>Restricted discretionary</b>  Where:  a. Compliance is not achieved with NOISE-R13(1).

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.</li> <li>2. The matters set out in NOISE-P4.</li> </ol>
--	--

NOISE-R14		Noise <i>sensitive activities</i> within Hood Aerodrome Air Noise Boundaries
	<b>All Zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. NOISE-S4.</li> </ol> </li> </ol>
	<b>All Zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NOISE-R14(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.</li> <li>2. The matters set out in NOISE-P5.</li> <li>3. Acoustic insulation measures.</li> <li>4. Other acoustic mitigation measures.</li> <li>5. Location of the proposed activity.</li> <li>6. Other measures necessary to protect the operational requirements of the Hood Aerodrome.</li> </ol>

NOISE-R15		Noise <i>sensitive activities</i> within the Chester Road Air Noise Boundary
	<b>General Rural Zone</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. NOISE-S4.</li> </ol> </li> </ol>
	<b>General Rule Zone</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p>

	<p>a. Compliance is not achieved with NOISE-R15(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"><li>1. The effect of non-compliance with any relevant NOISE standard that is not met and the matters of discretion of any standard that is not met.</li><li>2. The matters set out in NOISE-P5.</li><li>3. Acoustic insulation measures.</li><li>4. Other acoustic mitigation measures.</li><li>5. Location of the proposed activity.</li></ol>
--	---

## Standards

NOISE-S1	Maximum noise levels in Zones
<p><b>Residential Zones and Māori Purpose Zone</b></p> <ol style="list-style-type: none"> <li>1. Noise emitted from any activity within a Residential Zone or Māori Purpose Zone shall not exceed the following noise limits at any point within any other site within a Residential Zone or Māori Purpose Zone:               <ol style="list-style-type: none"> <li>a. Daytime (7.00am to 7.00pm): 50 dB <math>L_{Aeq(15min)}</math>;</li> <li>b. Evening: (7.00pm to 10.00pm): 45 dB <math>L_{Aeq(15min)}</math>;</li> <li>c. Night time: (10.00pm to 7.00am): 40 dB <math>L_{Aeq(15min)}</math>; and</li> <li>d. Night time: (10.00pm to 7.00am): 70 dB <math>L_{Amax}</math>.</li> </ol> </li> <li>2. Noise emitted from any activity within a Residential Zone or Māori Purpose Zone shall not exceed the following noise limits at any point within the notional boundary of any noise sensitive activity on any other site within a Rural Zone or Future Urban Zone:               <ol style="list-style-type: none"> <li>a. Daytime (7.00am to 7.00pm): 55 dB <math>L_{Aeq(15min)}</math>;</li> <li>b. Evening: (7.00pm to 10.00pm): 50 dB <math>L_{Aeq(15min)}</math>;</li> <li>c. Night time: (10.00pm to 7.00am): 45 dB <math>L_{Aeq(15min)}</math>; and</li> <li>d. Night time: (10.00pm to 7.00am): 70 dB <math>L_{Amax}</math>.</li> </ol> </li> </ol> <p><b>Rural Zones and Future Urban Zone</b></p> <ol style="list-style-type: none"> <li>3. Noise emitted from any activity within a Rural Zone or Future Urban Zone shall not exceed the following noise limits at</li> </ol>	<p><b>Matters of discretion for all zones</b></p> <ol style="list-style-type: none"> <li>1. Ambient noise levels and any special character of noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities.</li> <li>2. Management of effects from the activities with regard to the matters set out in NOISE-P2.</li> <li>3. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g., site layout and design, design and location of structures, buildings and equipment, and the timing of operations).</li> <li>4. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation.</li> </ol>

any point within the notional boundary of any noise sensitive activity on any other site within a Rural Zone or Future Urban Zone, or at any point within the boundary of any other site within a Residential Zone or Māori Purpose Zone:

- a. Daytime (7.00am to 7.00pm): 55 dB  $L_{Aeq(15min)}$ ;
- b. Evening: (7.00pm to 10.00pm): 50 dB  $L_{Aeq(15min)}$ ;
- c. Night time: (10.00pm to 7.00am): 45 dB  $L_{Aeq(15min)}$ ; and
- d. Night time: (10.00pm to 7.00am): 70 dB  $L_{Amax}$ .

#### **Commercial and Mixed Use Zones**

4. Noise generated by any activity within a Commercial and Mixed Use Zone shall not exceed the following noise limits at any point within any other Commercial and Mixed Use Zone site:
  - a. At all times: 60 dB  $L_{Aeq(15min)}$ ; and
  - b. Night time: (10.00pm to 7.00am): 80 dB  $L_{Amax}$ .
5. Noise generated by activity within a Commercial and Mixed Use Zone shall not exceed the following noise limits at any point within any site within a Residential Zone or Māori Purpose Zone:
  - a. Daytime (7.00am to 7.00pm): 50 dB  $L_{Aeq(15min)}$ ;
  - b. Evening: (7.00pm to 10.00pm): 45 dB  $L_{Aeq(15min)}$ ;
  - c. Night time: (10.00pm to 7.00am): 40 dB  $L_{Aeq(15min)}$ ; and
  - d. Night time: (10.00pm to 7.00am): 70 dB  $L_{Amax}$ .

6. Noise generated by activity within a Commercial and Mixed Use Zone shall not exceed the following noise limits at any point within the notional boundary of any noise sensitive activity within a Rural Zone or Future Urban Zone:
- a. Daytime (7.00am to 7.00pm): 55 dB  $L_{Aeq(15min)}$ ;
  - b. Evening: (7.00pm to 10.00pm): 50 dB  $L_{Aeq(15min)}$ ;
  - c. Night time: (10.00pm to 7.00am): 45 dB  $L_{Aeq(15min)}$ ; and
  - d. Night time: (10.00pm to 7.00am): 70 dB  $L_{Amax}$ .

#### **General Industrial Zone**

7. Noise generated by any activity within the General Industrial Zone shall not exceed the following noise limits at any point beyond the site boundary:
- a. At all times: 70 dB  $L_{Aeq(15min)}$ ; and
  - b. Night time: (10.00pm to 7.00am): 85 dB  $L_{Amax}$ .
8. Noise generated by activity within the General Industrial Zone shall not exceed the following noise limits at any point within any site within a Residential Zone or Māori Purpose Zone:
- a. Daytime (7.00am to 7.00pm): 50 dB  $L_{Aeq(15min)}$ ;
  - b. Evening: (7.00pm to 10.00pm): 45 dB  $L_{Aeq(15min)}$ ;
  - c. Night time: (10.00pm to 7.00am): 40 dB  $L_{Aeq(15min)}$ ; and
  - d. Night time: (10.00pm to 7.00am): 70 dB  $L_{Amax}$ .
9. Noise generated by activity within the General Industrial Zone shall not exceed the following noise limits at any point within the notional boundary of any

noise sensitive activity within a Rural Zone or Future Urban Zone:

- a. Daytime (7.00am to 7.00pm): 55 dB  $L_{Aeq(15min)}$ ;
- b. Evening: (7.00pm to 10.00pm): 50 dB  $L_{Aeq(15min)}$ ;
- c. Night time: (10.00pm to 7.00am): 45 dB  $L_{Aeq(15min)}$ ; and
- d. Night time: (10.00pm to 7.00am): 70 dB  $L_{Amax}$ .

### Open Space Zone

10. Noise generated by activity within an Open Space Zone shall not exceed the following noise limits at any point within any site within a Residential Zone or Māori Purpose Zone:

- a. Daytime (7.00am to 7.00pm): 50 dB  $L_{Aeq(15min)}$ ;
- b. Evening: (7.00pm to 10.00pm): 45 dB  $L_{Aeq(15min)}$ ;
- c. Night time: (10.00pm to 7.00am): 40 dB  $L_{Aeq(15min)}$ ; and
- d. Night time: (10.00pm to 7.00am): 70 dB  $L_{Amax}$ .

11. Noise generated by activity within an Open Space Zone shall not exceed the following noise limits at any point within the notional boundary of any noise sensitive activity within a Rural Zone or Future Urban Zone:

- a. Daytime (7.00am to 7.00pm): 55 dB  $L_{Aeq(15min)}$ ;
- b. Evening: (7.00pm to 10.00pm): 50 dB  $L_{Aeq(15min)}$ ;
- c. Night time: (10.00pm to 7.00am): 45 dB  $L_{Aeq(15min)}$ ; and
- d. Night time: (10.00pm to 7.00am): 70 dB  $L_{Amax}$ .

<p><b>All Zones</b></p> <p>All sound levels shall be measured in accordance with NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics - Environmental Sound.</p>	
<b>NOISE-S2</b>	<b>Maximum noise levels for specified activities</b>
<p><b>Construction</b></p> <p>1. Construction noise shall be measured, assessed, managed, and controlled in accordance with the requirements of New Zealand Standard NZS 6803:2008 Acoustics - Construction Noise.</p> <p><b>Bird scaring devices</b></p> <p>2. The operation of audible devices (including gas guns, audible avian distress alarms, and firearms) for the purpose of bird scaring shall be permitted between sunrise and sunset, provided that:</p> <p style="margin-left: 20px;">a. a noise limit of 65 dB <math>L_{AE}</math> shall apply at any point within the notional boundary of any noise sensitive activity other than on the property in which the device is located within a Rural Zone or Future Urban Zone and at any point within a Residential Zone or Māori Purpose Zone;</p> <p style="margin-left: 20px;">b. no more than six audible events shall occur per device in any 60 minute period, except up to ten audible events may occur in any 60 minutes for devices located more than 300m from the notional boundary of any noise sensitive activity (other than on the property in which the device is located) within the Rural Zone or</p>	<p><b>Matters of discretion for construction, bird scaring devices, frost protection devices, airblast, helicopters at Chester Road, and temporary activities</b></p> <p>1. Ambient noise levels and any special character of noise from any existing activities, the nature and character of any changes to the sound received at any receiving site, and the degree to which such sounds are compatible with the surrounding activities.</p> <p>2. Management of effects from the activities with regard to the matters set out in NOISE-P2.</p> <p>3. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g., site layout and design, design and location of structures, buildings and equipment, and the timing of operations).</p> <p>4. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation.</p> <p><b>Matters of discretion for temporary military activities involving stationary noise sources</b></p> <p>5. Management of effects from the activities with regard to the matters set out in NOISE-P2.</p>

<p>Future Urban Zone or residentially zoned or Māori Purpose zoned site;</p> <p>c. each audible event shall not exceed three sound emissions from any single device within a one-minute period and no such events are permitted during the period between sunset and sunrise the following day;</p> <p>d. within 300m from the notional boundary of any noise sensitive activity within a Rural Zone or Future Urban Zone, or any site within a Residential Zone or Māori Purpose Zone, the number of devices shall not exceed one device per 4ha of land in any single land holding, except that in the case of a single land holding less than 4ha in area, one device shall be permitted; and</p> <p>e. provided no device shall be placed in such a manner that in any public place 90 dB LAE is received from any one noise event.</p> <p><b>Frost protection devices</b></p> <p>3. Operation of frost protection devices is a permitted activity, provided that:</p> <p>a. noise from frost protection devices shall not exceed a noise limit of 60 dB <math>L_{Aeq(15min)}</math> when measured at a distance of 300m;</p> <p>b. new frost protection fans must have 4 or more blades;</p> <p>c. the hours of operation are restricted to the times when danger of frost damage is imminent or for maintenance purposes;</p> <p>d. the frost protection devices shall be operated only when air temperature 1m above the ground is 1°C or below and shall cease operation when the air temperature reaches 3°C;</p>	<p>6. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment, and the timing of operations), including the extent to which alternative locations and methods have been considered to avoid, or mitigate any adverse effects, recognising the practical constraints associated with temporary military training activities.</p> <p>7. The ability to mitigate adverse effects through the imposition of conditions.</p> <p>8. The noise impact on noise sensitive activities, stock and wildlife, including the peak sound levels resulting from impulsive noise.</p> <p>9. The provision of a noise management plan that specifically identifies the likely noise impacts for the area and describes the measures required to avoid or mitigate these.</p> <p>10. The programme for notification and communication with occupiers and owners of affected sites prior to the activities commencing, including updates during the event.</p> <p>11. The method for following up any complaints received during or after the event including communications with the Council.</p>
--	--

- e. the thermometer used to measure the air temperature shall be located 1m above the ground and must be calibrated annually;
- f. operation for maintenance purposes shall be restricted to between the hours of 8.00am and 6.00pm weekdays. Test operation may take place only for emergency maintenance outside these hours; and
- g. a written log shall be maintained, clearly recording the date, temperature, and length of time the devices are used. A copy of the log shall be made available to the Councils upon request.

#### **Airblast**

- 4. 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 noise sensitive activity; and
- 5. Airblast shall be measured in accordance with the NZS6801:2008 Acoustics – Environmental Measurement of Sound and assessed in accordance with the provisions of AS 2187.2 – 2006 Explosives – Storage, Transport and Use Part 2.

Note: Vibration will be assessed as required either as excessive noise under Part 12 of the RMA or as unreasonable noise under Section 16 of the RMA. Where NZS 6802: 2008 Acoustics - Environmental noise 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”.

**Helicopters at Chester Road**

6. Operation of a helicopter landing activity at 145 Chester Road, Carterton, legally described as Lot 1 DP 88190, is to comply with the following:
- a. all helicopter activity on the site shall not exceed the following maximum number of helicopter movements (averaged over a period of not more than 7 consecutive days) during any prescribed daytime or night time period:
    - i. Day: 4 landings and 4 take-offs; and
    - ii. Night: 2 landings and 2 take-offs;
  - b. Subject to (c) below, all helicopter activity on the site shall be planned and carried out such that the maximum noise exposure from helicopter arrivals and departures, averaged over a period of not more than 7 consecutive days, does not exceed 65Ldn as measured at or beyond the helicopter noise boundary (as shown on the Planning Maps), measured and assessed using the procedure set out in NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas;
  - c. the following times are to be used for complying with NOISE-S2(6)(a) and (b) above:
    - i. Day (Winter): 7.00am to 10.00pm NZST;
    - ii. Night (Winter): 10.00pm to 7.00am NZST;
    - iii. Day (Summer): 5.00am to 10.00pm NZDT; and
    - iv. Night (Summer): 10.00pm to 5.00am NZDT;

- |   |  |
|---|--|
| <p>d. the following helicopter activities are excluded from complying with NOISE-S2(6)(a) and (b) above:</p> <ul style="list-style-type: none"><li>i. helicopters landing in an emergency or diverted aircraft;</li><li>ii. emergency flights required to rescue people for life threatening situations or to transport patients, human vital organs, or medical personnel in a medical emergency;</li><li>iii. flights required for the purpose of firefighting;</li><li>iv. the operation of unscheduled flights required to meet the needs of a declared national or civil defence emergency; and</li><li>v. helicopters owned or operated by or on behalf of the NZ Defence Force or NZ Police.</li></ul> <p>e. the operator shall ensure that the activity be limited to use of a Hughes 500 Model or such other models of helicopter which generates the same or less noise output than a Hughes 500 Model C (with 2 tail blade rotor system);</p> <p>f. the operator shall ensure pilots using the site conduct their flight operations to avoid, except in the case of emergencies, over-flight of residential units at an altitude of 500 feet (152m) or less above the ground;</p> <p>g. a written log of all aircraft movements shall be kept. A copy of the log shall be made available to the Councils upon request; and</p> <p>h. the operator shall require that all pilots using the site, plan routes and fly in accordance with the recommendations of the Helicopter Association International "Fly Neighbourly Guide", February 1993 revision for the relevant aircraft type.</p> |  |
|---|--|

**Temporary activities**

7. Any noise generated by the *temporary activity* must not exceed the following limits at any point within a site in a Residential Zone or Māori Purpose Zone, or within the notional boundary of any noise sensitive activity in a Rural Zone or Future Urban Zone:
- a. 7.00am to 10.00pm: 75 dB LAeq(15min);
  - b. 7.00am to 10.00pm: 85 dB Leq(1min) at 63 Hz; and
  - c. 7.00am to 10.00pm: 75 dB Leq(1min) at 125 Hz.

**Temporary military training activities involving stationary noise sources**

8. Noise generated by the activity shall not exceed the following noise limits at any point within any Residential Zone or Māori Purpose Zone, or the notional boundary of any noise sensitive activity within a Rural Zone or Future Urban Zone:
- a. Daytime (7.00am to 7.00pm): 50 dB LAeq(15min);
  - b. Evening: (7.00pm to 10.00pm): 45 dB LAeq(15min);
  - c. Night time: (10.00pm to 7:00am): 40 dB LAeq(15min); and
  - d. Night time: (10.00pm to 7.00am): 70 dB LAmax.

NOISE-S3	Noise insulation standards for noise sensitive activities in Zones
<p><b>Residential and Rural Zones</b></p> <ol style="list-style-type: none"> <li>1. Any noise sensitive activities in a new <i>building</i> or a new <i>addition</i> to an existing <i>building</i> within the State Highway Noise Boundary (as shown on the planning maps) must be designed, constructed, and maintained to achieve an internal noise level of 40 dB <math>L_{Aeq(24hr)}</math> inside all habitable spaces; and</li> <li>2. Where it is necessary to have the windows closed to achieve the above design requirements, a ventilation system must be provided. The ventilation system must be designed to satisfy the requirements of the New Zealand Building Code and achieve a noise level of no more than Noise Criteria (NC) 30 in any habitable space.</li> </ol> <p><b>Commercial and Mixed Use Zones</b></p> <ol style="list-style-type: none"> <li>3. Any noise sensitive activities in a new <i>building</i>, change of use of existing <i>buildings</i>, or a new <i>addition</i> to an existing <i>building</i>, must be designed, constructed, and maintained to achieve a minimum external sound insulation of the building envelope of <math>D_{tr,2m,nTw} + C_{tr} &gt; 30</math> dB; and</li> <li>4. Where it is necessary to have the windows closed to achieve the above design requirement, a ventilation system must be provided. The ventilation system must be designed to satisfy the requirements of the New Zealand Building Code and achieve a noise level of no more than Noise Criteria (NC) 30 in any habitable space.</li> </ol>	<p><b>Matters of discretion</b></p> <ol style="list-style-type: none"> <li>1. Management of sensitivity to noise with regard to the matters set out in NOISE-P2 and NOISE-P4.</li> <li>2. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site.</li> <li>3. The impact of any sensitive activity that does not provide the required noise insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint.</li> </ol>

<p><b>General Industrial Zone</b></p> <p>5. Any noise sensitive activities in a new <i>building</i>, change of use of existing <i>buildings</i>, or a new <i>addition</i> to an existing <i>building</i>, must be designed, constructed, and maintained to achieve a minimum external sound insulation of the building envelope of <math>D_{tr,2m,nTw} + C_{tr} &gt; 35</math> dB; and</p> <p>6. Where it is necessary to have the windows closed to achieve the above design requirement, a ventilation system must be provided. The ventilation system must be designed to satisfy the requirements of the New Zealand Building Code and achieve a noise level of no more than Noise Criteria (NC) 30 in any habitable space.</p>	
<p><b>NOISE-S4</b></p>	<p><b>Noise insulation standards for noise <i>sensitive activities</i> in specified areas</b></p>
<p><b>Chester Road Helicopters Operations Air Noise Boundary</b></p> <p>Any new <i>residential unit</i>, <i>alterations</i> or <i>additions</i> of a habitable room to a noise <i>sensitive activity</i> within the Outer Air Noise Boundary (50 dBA) or higher as shown on the District Plan Maps shall be designed and constructed in compliance with one of the following:</p> <p>1. By production of a design certificate from an appropriately qualified and experienced acoustic engineer, certifying that the design proposed is capable of achieving an external sound insulation level of <math>D_{nTw} + C_{tr} &gt; 30</math>dB when tested in accordance with ISO 140 – Part 5:1998 Acoustics – Measurement of Sound Insulation in Buildings and of Building Elements Part 5: Field Measurements of Airborne Sound Insulation of Façade Elements and Façade, and that the</p>	<p><b>Matters of discretion for Chester Road Helicopters Operations Air Noise Boundary and Hood Aerodrome Air Noise Boundary</b></p> <p>1. Management of sensitivity to noise with regard to the matters set out in NOISE-P2 and NOISE-P5.</p> <p>2. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site.</p> <p>3. The impact of any <i>sensitive activity</i> that does not provide the required noise insulation of the ability of existing or future permitted business activities to operate or establish without undue constraint.</p>

building is constructed in accordance with this design; or

2. Incorporation of the following accepted acoustic design solutions in the building:
  - a. standard external cladding with minimum surface density of 8kg per square metre such as brick, concrete, plaster, timber, or plastic weatherboard and fibre cement;
  - b. internal wall linings of gypsum plasterboard of at least 12mm thickness or similar density material;
  - c. continuous ceiling linings without cut-outs and of gypsum plasterboard of at least 10mm thickness or similar density material;
  - d. fibrous thermal insulation batts (not polystyrene) in internal wall and ceiling cavities;
  - e. standard roof cladding of steel, tiles, metal tiles, or butynol;
  - f. standard external window and door glazing of a minimum 5mm thickness;
  - g. aluminium external joinery fitted with airtight seals throughout; and
  - h. room glazing with a total area of no more than 50% of the room's wall area.

#### **Hood Aerodrome Air Noise Boundary**

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:

3. Between the 50 and 55 dBA noise contour:
  - a. by production of a design certificate from an appropriately qualified and

<p>experienced acoustic engineer, certifying that an internal noise level not exceeding 40 dBA <math>L_{dn}</math> will be achieved by construction in accordance with the proposed design; or</p> <p>b. incorporation of the following accepted acoustic design solutions in the building:</p> <ul style="list-style-type: none"><li>i. standard external cladding with minimum surface density of 8kg per square metre such as brick, concrete, plaster, timber, or plastic weatherboard and fibre cement;</li><li>ii. internal wall linings of gypsum plasterboard of at least 12mm thickness or similar density material;</li><li>iii. continuous ceiling linings without cut-outs and of gypsum plasterboard of at least 10mm thickness or similar density material;</li><li>iv. fibrous thermal insulation batts (not polystyrene) in external wall and ceiling cavities;</li><li>v. standard roof cladding of steel, tiles, metal tiles, or butynol;</li><li>vi. standard external window and door glazing of a minimum 5mm thickness;</li><li>vii. aluminium external joinery fitted with airtight seals throughout; and</li><li>viii. room glazing with a total area of no more than 50% of the room's total floor area.</li></ul> <p>4. Between the 55 and 60 dBA noise contour:</p> <ul style="list-style-type: none"><li>a. compliance with NOISE-S4(3)(a) above;</li><li>b. incorporation of a mechanical ventilation system in accordance with the New Zealand Building Code. Such a ventilation system shall not</li></ul>	
---	--

create more than 40 dBA  $L_{eq}$  in the principal living room, no more than 30 dBA  $L_{eq}$  in any bedroom, and no more than 40 dBA  $L_{eq}$  in any hallway, in each building. Noise levels from the mechanical systems shall be measured at least 1m 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 working order.

## SIGN – Signs

This chapter contains rules that have legal effect. They are identified with a red gavel symbol  next to the provision reference number.

Signs and associated advertising structures are an integral and necessary part of both urban and non-urban environments. Signs promote business, community facilities, and other activities, and are useful and necessary for wayfinding and safety.

However, poorly located or designed signs can result in visual clutter and undermine a range of values, including amenity, heritage, and character values of a place or zone, including from light spill and glare from digital and illuminated signs. Signs visible from the road can also be a traffic safety hazard. What is appropriate signage will depend on the character and amenity values of the zone in which the sign is located or visible from, with a greater number and size of signs expected in commercial and industrial environments than in residential, rural, and open space. The provisions in this chapter seek to allow for signs that are compatible with the character and amenity values of the environment in which they are located and that do not adversely affect the safety of the transport network.

The Wairarapa Consolidated Bylaw 2019 Part 2 also controls the placement of signs in public places to prevent obstruction.

The size and lettering design of election campaign signs visible from a road are controlled through the Electoral (Advertisements of a Specified Kind) Regulations 2005. The time period for signs to be erected and removed for general elections is covered in the Electoral Act 1993. No separate legislation or regulation covers time periods for local government election signage.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

The Plan provisions in the other Part 2: District Wide Matters chapters also apply to *signs* and must be complied with, or resource consent sought, except where otherwise specified within the rule or standard.

Provisions in the zone chapters such as height and setback requirements generally do not apply to *signs* unless specifically stated in the rule or standard.

*Official traffic signs* are not subject to the rules and standards in this District Plan, provided *official traffic signs* comply with the Land Transport Rule: Traffic Control Devices Rule 54002/2004, the Manual of Traffic Signs and Marking (MOTSAM), and the Traffic Control Devices Manual.

There is a specific rule for mobile or relocatable signage, including signage affixed to vehicles or trailers and signage not fixed or attached to any structure or natural object. This rule is included due to the definition of ‘sign’ in the National Planning Standards stating that signs are fixed to structures which by definition are fixed to the ground. This mobile or relocatable type of signage is considered a sign in a general sense, and all relevant policies referring to ‘signs’ also apply to this type of signage.

## Objectives

<b>SIGN-O1</b>	<b>Transport safety, character, amenity values, and heritage</b>
<p><i>Signs</i> positively contribute to the social, cultural, and economic wellbeing of the community without compromising transport safety, character, amenity values, or heritage values.</p>	

## Policies

<b>SIGN-P1</b>	<b><i>Official signs and official traffic signs</i></b>
<p>Allow <i>signs</i> that support the safe functioning of the transport network and address health and safety and other legislative requirements, including:</p> <ul style="list-style-type: none"> <li>a. <i>official traffic signs</i>; and</li> <li>b. <i>official signs</i>.</li> </ul>	
<b>SIGN-P2</b>	<b>Character and amenity</b>
<p>Maintain the predominant existing or anticipated character and amenity of each zone by controlling the type, scale, height, form, and placement of <i>signs</i> that are permitted in each zone.</p>	
<b>SIGN-P3</b>	<b><i>Temporary signs</i></b>
<p>Provide for <i>temporary signs</i> relating to <i>temporary activities</i>, real estate, and elections while managing their scale, height, form, placement, and duration in order to maintain amenity values and transport safety.</p>	

<b>SIGN-P4</b>	<b>Potentially incompatible signs</b>
<p>Manage <i>signs</i> that are potentially incompatible with the role, function, and predominant character of the zone in which they are located, including:</p> <ul style="list-style-type: none"> <li>a. large-scale <i>signs</i>;</li> <li>b. <i>off-site signs</i>; and</li> <li>c. <i>digital signs</i> or <i>signs</i> that use reflective materials, are illuminated, flashing, or that move.</li> </ul>	
<b>SIGN-P5</b>	<b>Signs consistent with purpose, character, and amenity values of the zone</b>
<p>Allow signs where they are consistent with the purpose, character, and amenity values of the zone, and:</p> <ul style="list-style-type: none"> <li>a. do not compromise the character and amenity values of any adjacent zones;</li> <li>b. maintain public health and safety, including the safe and unobstructed use of the transport network;</li> <li>c. do not result in visual clutter and other adverse cumulative effects;</li> <li>d. manage light spill and glare and maintain night-time amenity for residential activities;</li> <li>e. are complementary in size and scale to other signs in the zone;</li> <li>f. are in proportion to the scale of the building the sign is located on and the number and size of the tenancies and the size of the site; and</li> <li>g. for <i>off-site signs</i>, there is a need for the sign to be located away from the site to which it relates, for example because it is not practical to display the information on the site where the activity occurs, which creates a need for off-site signage.</li> </ul>	
<b>SIGN-P6</b>	<b><i>Signs</i> located on <i>sites</i> adjoining, adjacent, and/or intended to be read from the transport network</b>
<p>Require <i>signs</i> to be designed and located so they do not compromise the safe and unobstructed use of the transport network by:</p> <ul style="list-style-type: none"> <li>a. controlling <i>sign</i> proliferation, location, reflective materials, illumination, flashing, and moving images and <i>digital signs</i>;</li> <li>b. requiring minimum sight distances, minimum letter height, and maximum number of words or characters depending on the speed environment of a road from which the sign is intended to be read;</li> <li>c. avoiding <i>signs</i> that conceal or limit the visibility of <i>official signs</i> or <i>official traffic signs</i>; and</li> </ul>	

- d. avoiding *signs* that have the potential to distract a driver from reading an *official sign* or *official traffic sign*.

**SIGN-P7**

***Signs in sensitive environments***

Manage *signs* in sensitive environments including in scheduled heritage precincts and on scheduled heritage buildings to avoid compromising the particular values of those areas or features.

**SIGN-P8**

***Protecting the clarity and brightness of the night sky***

Manage illuminated *signs* to mitigate skyglow to protect the clarity and brightness of the night sky.

## Rules

Note: If a resource consent application is made under any rules in this section where a proposed *sign* is located on a *site* adjoining or adjacent to a State Highway, and/or where a *sign* is intended to be read from a State Highway, Waka Kotahi NZ Transport Agency will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is not provided.

**SIGN-R1**

***Signs, except those located in a scheduled heritage precinct listed in SCHED2 Heritage Precincts***

**All Zones**

1. Activity status: **Permitted**

Where:

a. Compliance is achieved with:

- i. SIGN-S1;
- ii. SIGN-S2;
- iii. SIGN-S3;
- iv. SIGN-S4;
- v. SIGN-S5;
- vi. SIGN-S6;
- vii. SIGN-S7;
- viii. SIGN-S8;
- ix. SIGN-S9;
- x. SIGN-S10; and
- xi. SIGN-S11.

	<p><b>All zones</b></p> <p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with SIGN-R1(1).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</p>
--	---

SIGN-R2 	<b>Signs in the scheduled heritage precincts listed in SCHED2 Heritage Precincts</b>
<p><b>General Industrial Zone</b></p> <p><b>Commercial and Mixed Use Zones</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. For <i>signs on buildings</i>, no individual <i>sign</i> shall exceed 2m<sup>2</sup> in area (all faces). Total signage on buildings on a <i>site</i> shall not exceed 4m<sup>2</sup> in area;</p> <p style="padding-left: 40px;">b. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. SIGN-S4;</p> <p style="padding-left: 80px;">ii. SIGN-S5;</p> <p style="padding-left: 80px;">iii. SIGN-S8;</p> <p style="padding-left: 80px;">iv. SIGN-S9; and</p> <p style="padding-left: 80px;">v. SIGN-S10;</p> <p style="padding-left: 40px;">c. No <i>sign</i> shall use reflective materials, or be flashing, or moving, or illuminated by any means other than directional lighting;</p> <p style="padding-left: 40px;">d. Veranda <i>signs</i> are located:</p> <p style="padding-left: 80px;">i. either above verandas but within the parapet height; or</p> <p style="padding-left: 80px;">ii. suspended within verandas; and</p> <p style="padding-left: 80px;">iii. at least 2.5m above any footpath as measured from the <i>ground level</i> below the veranda; and</p> <p style="padding-left: 80px;">iv. The <i>sign</i> relates to an activity currently occurring within the <i>building</i> on which the <i>sign</i> is located; and</p> <p style="padding-left: 40px;">e. There is no more than one free-standing <i>sign</i> per <i>site</i>, and it shall not exceed 0.5m<sup>2</sup> in area (all faces) and 7.5m in height.</p>
<p><b>Open Space and Recreation Zones</b></p>	<p>2. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. The <i>sign</i> is for the purpose of on-site wayfinding;</p>

		<ul style="list-style-type: none"> <li>b. Each <i>sign</i> shall not exceed 1m<sup>2</sup> in area (all faces); and</li> <li>c. The <i>sign</i> does not use reflective materials and is not illuminated, flashing, or moving.</li> </ul>
	<b>Residential Zones</b>	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The <i>sign</i> is for the purpose of advertising a <i>home business</i>;</li> <li>b. There is only one <i>sign</i> per site;</li> <li>c. The <i>sign</i> shall not exceed 0.5m<sup>2</sup> in area (all faces);</li> <li>d. No freestanding sign shall exceed 2m in height; and</li> <li>e. The <i>sign</i> does not use reflective materials and is not illuminated, flashing, or moving.</li> </ul> <p>Matters of discretion are limited to:</p> <ul style="list-style-type: none"> <li>1. The location, size, design, and appearance of the sign.</li> <li>2. Effects on heritage values.</li> <li>3. Effects on character and amenity values.</li> <li>4. Traffic, road user, and pedestrian safety.</li> </ul>
	<b>General Industrial Zone</b> <b>Commercial and Mixed Use Zones</b> <b>Residential Zones</b> <b>Open Space and Recreation Zones</b>	<p>4. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SIGN-R2(1), (2), or (3).</li> </ul>

<b>SIGN-R3</b>	<b><i>Official signs</i></b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where the other rules in this chapter do not apply, provided that:</p>

	<ul style="list-style-type: none"> <li>a. The total face area of all <i>official signs</i> per site shall be no greater than 3m<sup>2</sup>;</li> <li>b. The maximum height of any sign shall not exceed 6m above ground level.</li> </ul>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SIGN-R3(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, size, design, and appearance of the sign.</li> <li>2. Duration of the sign.</li> <li>3. Effects on character and amenity values.</li> <li>4. Traffic, road user, and pedestrian safety.</li> <li>5. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

<b>SIGN-R4</b>	<b><i>Temporary Signs</i></b>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where the other rules in this chapter do not apply, provided that:</p> <ul style="list-style-type: none"> <li>a. The total face area of all <i>temporary signs</i> per <i>site</i> shall be no greater than 3m<sup>2</sup> except in the case of temporary signs for Local Body or General Elections on public land where no individual sign is greater than 3m<sup>2</sup> and the Council has provided written authorisation for these to be erected;</li> <li>b. The maximum <i>height</i> of any <i>temporary sign</i> shall not exceed 6m above <i>ground level</i>;</li> <li>c. Any <i>temporary sign</i> advertising an event shall not be displayed for more than 8 weeks before and shall be removed within 7 days after the date of the event;</li> <li>d. Any <i>temporary sign</i> advertising Local Body or General Elections shall not be displayed for more than 9 weeks before polling day and shall be removed by the close of the day before polling day;</li> <li>e. Any <i>temporary signs</i> advertising the sale or auction of a property (real estate sign) shall be located on the <i>site</i> to which</li> </ul>

	<p>they relate and be removed within 3 weeks of the date on which it is sold;</p> <p>f. No <i>temporary sign</i> shall be located on any public <i>road</i> without the written authorisation of Council;</p> <p>g. No <i>temporary sign</i> shall use reflective materials, or be illuminated, flashing, or moving;</p> <p>h. On removal, the entire <i>sign</i> including support structures is removed and any disturbed ground is reinstated to its previous condition; and</p> <p>i. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>i. SIGN-S7; and</li> <li>ii. SIGN-S8.</li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SIGN-R4(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, size, design, and appearance of the <i>sign</i>.</li> <li>2. Duration of the sign.</li> <li>3. Effects on character and amenity values.</li> <li>4. Traffic, road user, and pedestrian safety.</li> <li>5. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ol>

SIGN-R5	<b>Off-site signs</b>
<p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>i. SIGN-S1;</li> <li>ii. SIGN-S2;</li> <li>iii. SIGN-S3;</li> <li>iv. SIGN-S4;</li> <li>v. SIGN-S5;</li> <li>vi. SIGN-S7;</li> <li>vii. SIGN-S8;</li> <li>viii. SIGN-S9;</li> <li>ix. SIGN-S10; and</li> <li>x. SIGN-S11.</li> </ol>

<p><b>Open Space and Recreation Zones</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, size, design, and appearance of the <i>sign</i>.</li> <li>2. Effects on character and amenity values.</li> <li>3. Traffic, road user, and pedestrian safety.</li> <li>4. Cumulative effects.</li> </ol>
<p><b>General Industrial Zone</b></p> <p><b>Commercial and Mixed Use Zones</b></p>	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SIGN-R5(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</li> </ol>
<p><b>Rural Zones</b></p> <p><b>Residential Zones</b></p> <p><b>Māori Purpose Zone</b></p> <p><b>Future Urban Zone</b></p>	<p>4. Activity status: <b>Discretionary.</b></p>

SIGN-R6	<b>Veranda Signs</b>
<p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. SIGN-S1;</li> <li>ii. SIGN-S2;</li> <li>iii. SIGN-S4;</li> <li>iv. SIGN-S5;</li> <li>v. SIGN-S7;</li> <li>vi. SIGN-S8;</li> <li>vii. SIGN-S9; and</li> <li>viii. SIGN-S11;</li> </ol> </li> <li>b. The <i>sign</i> is at least 2.5m above any footpath as measured from the <i>ground level</i> below the veranda; and</li> </ol>

		<p>c. The <i>sign</i> relates to an activity currently occurring within the <i>building</i> on which the <i>sign</i> is located.</p>
	<p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SIGN-R6(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. The location, size, design, and appearance of the sign.</li> <li>3. Effects on character and amenity values.</li> <li>4. Traffic, road user, and pedestrian safety.</li> <li>5. Cumulative effects.</li> </ol>

<b>SIGN-R7</b>	<p><b>Mobile or relocatable signage, including signage affixed to vehicles or trailers and signage not fixed or attached to any structure or natural object</b></p>	
	<p><b>All zones</b></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The signage would fall within the definition of <i>temporary sign</i> if it was fixed to land and it complies with the standards for temporary signs in SIGN-R4;</li> <li>b. The signage is not located in a scheduled heritage precinct listed in SCHED2;</li> <li>c. The signage would not fall within the definition of <i>digital sign</i> if it was fixed to land;</li> <li>d. If the signage would fall within the definition of <i>off-site sign</i> if it was fixed to land, it is located in the Commercial and Mixed Use Zone or General Industrial Zone;</li> <li>e. The signage meets the standards for signs in SIGN-S1, SIGN-S2, SIGN-S3, SIGN-S5, SIGN-S6, SIGN-S7, SIGN-S8, SIGN-S9, SIGN-S10, SIGN-S11.</li> </ol> <p>Note: This rule does not apply to:</p>

	<ol style="list-style-type: none"> <li>1. Advertising signage painted or adhered directly onto vehicles or trailers, which is incidental to the primary use of that vehicle or trailer.</li> <li>2. Advertising signage painted or adhered directly onto company/fleet vehicles or trailers which are used in the day to day operation of that business.</li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SIGN-R7(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, size, design, and appearance of the signage.</li> <li>2. Duration of the signage.</li> <li>3. Effects on character, heritage, and amenity values.</li> <li>4. Traffic, road user, and pedestrian safety.</li> <li>5. The matters of discretion of any infringed standard.</li> <li>6. The degree of achievement of AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.</li> <li>7. The extent to which the light will contribute to skyglow and adversely affect the quality of viewing of the night sky.</li> <li>8. Cumulative effects.</li> </ol>
<b>Rural Zones</b> <b>Residential Zones</b> <b>Māori Purpose Zone</b> <b>Future Urban Zone</b>	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The signage would fall within the definition of <i>off-site sign</i> if it was fixed to land.</li> </ol>

SIGN-R8	<i>Digital signs</i>
<b>All zones</b>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. SIGN-S1;</li> <li>ii. SIGN-S2;</li> <li>iii. SIGN-S3;</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>iv. SIGN-S4;</li> <li>v. SIGN-S5;</li> <li>vi. SIGN-S6;</li> <li>vii. SIGN-S7;</li> <li>viii. SIGN-S8;</li> <li>ix. SIGN-S9; and</li> <li>x. SIGN-S10.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, size, design, and appearance of the <i>sign</i>.</li> <li>2. Effects on character and amenity values.</li> <li>3. Traffic, road user, and pedestrian safety.</li> <li>4. The degree of achievement of AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.</li> <li>5. The extent to which the light will contribute to skyglow and adversely affect the quality of viewing of the night sky.</li> <li>6. Cumulative effects.</li> </ul>
<b>All zones</b>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SIGN-R7(1).</li> </ul>

<b>SIGN-R9</b> 	<b>Signs affixed to the exterior of any scheduled heritage <i>building</i> or item listed in SCHED1 Heritage Buildings and Items</b>
<b>All zones</b>	1. Activity status: <b>Discretionary</b>

<b>SIGN-R10</b>	<b>Signs not otherwise listed in this chapter</b>
<b>All zones</b>	1. Activity status: <b>Discretionary</b>

## Standards

SIGN-S1	Maximum total face area of all permanent <i>signs</i> per <i>site</i>	
Rural Zones Māori Purpose Zone Future Urban Zone	1. 3m <sup>2</sup>	Matters of discretion: <ol style="list-style-type: none"> <li>1. Positive effects of the <i>sign</i>.</li> <li>2. The location, design, and appearance of the <i>sign</i>.</li> <li>3. Effects on visual amenity.</li> <li>4. Effects on the streetscape's openness and attractiveness.</li> <li>5. Effects on the safe and efficient operation of the transport network.</li> <li>6. Cumulative effects.</li> </ol>
Residential Zones	2. 0.5m <sup>2</sup>	
Commercial and Mixed Use Zones	3. All activities: 5m <sup>2</sup> 4. In addition, <i>Drive-through activities may have:</i> <ol style="list-style-type: none"> <li>a. no more than one free-standing sign, up to 7.5m in height above ground level and 6m<sup>2</sup> in area (all faces) per site; and</li> <li>b. no more than one "price board" and one "services board" per site, each up to 3m in height above ground level.</li> </ol>	
General Industrial Zone	5. Freestanding signs (limited to 1): 6m <sup>2</sup>  No limit on signs affixed to buildings, except for in the Waingawa Industrial Area no sign affixed to a building shall exceed 20m <sup>2</sup> in total face area.	
Open Space and Recreation Zones	6. 3m <sup>2</sup>  No limit on on-site wayfinding <i>signs</i> .	

SIGN-S2	Maximum number of <i>signs</i> per <i>site</i>	
Rural Zones Māori Purpose Zone Future Urban Zone	1. One.  2. In addition, one <i>sign</i> per <i>vehicle crossing</i> is permitted provided it does not exceed 0.25m <sup>2</sup> in face area and is limited to displaying the name of the property and/or business undertaken on the site. Such a <i>sign</i> must meet all other applicable standards except SIGN-S6 and SIGN-S7.	Matters of discretion: <ol style="list-style-type: none"> <li>1. Positive effects of the <i>sign</i>.</li> <li>2. The location, design, and appearance of the <i>sign</i>.</li> <li>3. Effects on visual amenity.</li> <li>4. Effects on the streetscape's openness and attractiveness.</li> <li>5. Effects on the safe and efficient operation of the transport network.</li> <li>6. Cumulative effects.</li> </ol>
Residential Zones	3. One.	
Commercial and Mixed Use Zones	4. No limit, except for <i>drive-through activities</i> (refer SIGN-S1).	
General Industrial Zone	5. No more than one free-standing <i>sign</i> .  6. No limit on <i>signs</i> affixed to <i>buildings</i> .	
Open Space and Recreation Zones	7. One <i>sign</i> per road frontage.  8. No limit on internal <i>signs</i> not visible from any point outside the site.	
Waingawa Industrial Area	9. No advertising <i>signs</i> are to be located in Landscape Buffer and Greenway areas, as shown on the Waingawa Structure Plan.	
SIGN-S3	Maximum <i>height</i> above <i>ground level</i> of freestanding <i>signs</i>	
Rural Zones Māori Purpose Zone Future Urban Zone	1. 6m	Matters of discretion: <ol style="list-style-type: none"> <li>1. Positive effects of the <i>sign</i>.</li> <li>2. The location, design, and appearance of the <i>sign</i>.</li> <li>3. Effects on visual amenity.</li> </ol>

		<ol style="list-style-type: none"> <li>4. Effects on the streetscape's openness and attractiveness.</li> <li>5. Effects on the safe and efficient operation of the transport network.</li> <li>6. Cumulative effects.</li> </ol>
Residential Zones	2. 2m	
Commercial and Mixed Use Zones	3. 7.5m, except for <i>drive-through activities</i> (refer SIGN-S1).	
General Industrial Zone	4. 7.5m	
Open Space and Recreation Zones	5. 4m	

<b>SIGN-S4</b>	<b>Maximum <i>height</i> and setback for <i>signs</i> affixed to a <i>building</i></b>	
All zones	1. Where a <i>sign</i> is affixed to a <i>building</i> , the <i>sign</i> shall comply with the maximum <i>height</i> and setback requirements of the zone in which it is located.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard in the relevant zone.</li> </ol>
Waingawa Industrial Area	2. Any <i>sign</i> affixed to a <i>building</i> shall not exceed a maximum <i>height</i> from <i>ground level</i> of 5m.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Positive effects of the <i>sign</i>.</li> <li>2. The location, design, and appearance of the <i>sign</i>.</li> <li>3. Effects on visual amenity.</li> <li>4. Effects on the streetscape's openness and attractiveness.</li> </ol>

# 365

		<ol style="list-style-type: none"> <li>5. Effects on the safe and efficient operation of the transport network.</li> <li>6. Cumulative effects.</li> </ol>
<b>SIGN-S5</b>	<b>Sight distance</b>	
All Zones	<ol style="list-style-type: none"> <li>1. All <i>signs</i> must comply with the following minimum forward sight distance requirements to allow approaching motorists an unrestricted view.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Positive effects of the <i>sign</i>.</li> <li>2. The location, design, and appearance of the <i>sign</i>.</li> <li>3. Effects on the safe and efficient operation of the transport network.</li> </ol>
	<b>Posted speed limit (km/h)</b>	<b>Minimum visibility (m)</b>
	50	80
	60	105
	70	130
	80	175
	100	250

SIGN-S6	Visibility			
Rural Zones Māori Purpose Zone Future Urban Zone	1. A <i>sign</i> shall have no more than six words or symbols and no more than 40 characters.		Matters of discretion: <ol style="list-style-type: none"> <li>1. Positive effects of the <i>sign</i>.</li> <li>2. The location, design, and appearance of the <i>sign</i>.</li> <li>3. Effects on the safe and efficient operation of the transport network.</li> </ol>	
SIGN-S7	Character height in high speed areas			
All zones	1. The following minimum letter/character height standards for signs in the 70-100km/h speed zones shall be:		Matters of discretion: <ol style="list-style-type: none"> <li>1. Positive effects of the <i>sign</i>.</li> <li>2. The location, design, and appearance of the <i>sign</i>.</li> <li>3. Effects on the safe and efficient operation of the transport network.</li> </ol>	
	Speed	Main Message	Property Name	Second Message
	70km/h	200mm	150mm	100mm
	80km/h	250mm	175mm	125mm
	100km/h	300mm	200mm	150mm

SIGN-S8	Concealing visibility of, interfering with, or distracting from, <i>official signs</i> and <i>official traffic signs</i>													
All zones	<p>1. No <i>sign</i> shall be located where it conceals the visibility of an existing <i>official sign</i>, <i>official traffic sign</i>, or traffic-controlling device; and</p> <p>2. <i>Signs</i> located adjoining or adjacent to and/or intended to be read from a State Highway, shall be:</p> <ol style="list-style-type: none"> <li>a. located at least 100m from an <i>official traffic sign</i> or traffic signal where the speed limit is 70km/h or less; or</li> <li>b. located at least 200m from an <i>official traffic sign</i> or traffic signal where the speed limit is greater than 70km/h; and</li> <li>c. located to achieve the following minimum spacing:</li> </ol> <table border="1" data-bbox="472 1361 932 1850"> <thead> <tr> <th>Posted speed limit</th> <th>Minimum spacing</th> </tr> </thead> <tbody> <tr> <td>50km/h</td> <td>50m</td> </tr> <tr> <td>60km/h</td> <td>55m</td> </tr> <tr> <td>70km/h</td> <td>60m</td> </tr> <tr> <td>80km/h</td> <td>70m</td> </tr> <tr> <td>100km/h</td> <td>80m</td> </tr> </tbody> </table>	Posted speed limit	Minimum spacing	50km/h	50m	60km/h	55m	70km/h	60m	80km/h	70m	100km/h	80m	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Positive effects of the <i>sign</i>.</li> <li>2. The location, design, and appearance of the <i>sign</i>.</li> <li>3. Effects on the safe and efficient operation of the transport network.</li> </ol>
Posted speed limit	Minimum spacing													
50km/h	50m													
60km/h	55m													
70km/h	60m													
80km/h	70m													
100km/h	80m													

SIGN-S9	Visibility from Other Zones	
<p>Commercial and Mixed Use Zone</p> <p>General Industrial Zone</p>	<ol style="list-style-type: none"> <li>1. <i>Signs</i> shall not face an adjoining, adjacent, or opposite (across a road) <i>site</i> with any Rural, Residential, Māori Purpose, or Future Urban zoning.</li> <li>2. Any illuminated <i>sign</i> visible from the Residential Zones shall not be lit unless the premises are open for business.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Positive effects of the <i>sign</i>.</li> <li>2. The location, design, and appearance of the <i>sign</i>.</li> <li>3. Effects on visual amenity.</li> <li>4. Effects on the streetscape's openness and attractiveness.</li> <li>5. Effects on the safe and efficient operation of the transport network.</li> <li>6. Cumulative effects.</li> </ol>
SIGN-S10	Location within site	
<p>All Zones</p>	<ol style="list-style-type: none"> <li>1. The <i>sign</i> must be located fully within the <i>site</i> on which it is located.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Positive effects of the <i>sign</i>.</li> <li>2. The location, design, and appearance of the <i>sign</i>.</li> <li>3. Effects on visual amenity.</li> <li>4. Effects on the streetscape's openness and attractiveness.</li> <li>5. Effects on the safe and efficient operation of the transport network.</li> <li>6. Cumulative effects.</li> </ol>

SIGN-S11	Reflective materials, illuminated, flashing, or moving <i>signs</i>	
<p>Commercial and Mixed Use Zone</p> <p>General Industrial Zone</p>	<ol style="list-style-type: none"> <li>1. No <i>sign</i> shall contain lights or illumination that flash, move, rotate, vary in intensity, colour or size.</li> <li>2. <i>Signs</i> must comply with the standards for outdoor artificial light and glare in LIGHT-S1.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Positive effects of the <i>sign</i>.</li> <li>2. The location, design, and appearance of the <i>sign</i>.</li> <li>3. Effects on visual amenity.</li> <li>4. Effects on the streetscape's openness and attractiveness.</li> <li>5. Effects on the safe and efficient operation of the transport network.</li> <li>6. Cumulative effects.</li> <li>7. The matters for discretion in LIGHT-S1.</li> <li>8. The extent to which the light will contribute to skyglow and adversely affect the quality of viewing of the night sky.</li> </ol>
<p>All other Zones</p>	<ol style="list-style-type: none"> <li>3. No <i>sign</i> shall use reflective materials, or be illuminated, flashing, or moving.</li> </ol>	

## TEMP – Temporary Activities

*Temporary activities* are activities that are of a non-repetitive, transient nature and include entertainment, cultural and sporting events, temporary military training activities, markets, filming, and activities associated with construction. *Temporary activities* have economic, cultural, and social benefits for the districts. Adverse effects including noise, traffic, and impacts on visual amenity are generally minor due to their short duration, provided some limitations are in place.

*Temporary activities* are exempt from complying with the rules in Part 3 - Area Specific Matters, unless specifically stated to the contrary. *Temporary activities* on land that contains an overlay may be subject to additional provisions in the relevant overlay chapter, including objectives and policies.

Activities that do not fall within the definition of temporary activity are dealt with in the chapter for the relevant zone.

The Plan provisions in the other Part 2: District Wide Matters chapters also apply to a *temporary activity* and must be complied with, or resource consent sought, except where otherwise specified within the rule.

Provisions in the zone chapters such as height and setback requirements generally do not apply to *temporary activities* unless specifically stated in the rule.

### Objectives

<b>TEMP-O1</b>	<b>Benefits of <i>temporary activities</i></b>
<p><i>Temporary activities</i> contribute to the vibrancy and economic prosperity of the districts, and enhance the social, cultural, and economic wellbeing of their communities, while adverse effects are mitigated to the extent practicable.</p>	

### Policies

<b>TEMP-P1</b>	<b>Enabling <i>temporary activities</i></b>
<p>Recognise that <i>temporary activities</i> generally have a minor adverse effect on amenity due to their short duration and enable such activities with some limitations as necessary to avoid significant, albeit short-term, adverse effects.</p>	

## Rules

<b>TEMP-R1</b>		<b>Activities ancillary to or incidental to construction and demolition</b>	
	<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activities are limited either to the duration of the project or for a period not exceeding 12 months, whichever is the lesser;</li> <li>b. All material and debris from demolished, or partly demolished buildings are removed from a site within 2 months of the demolition being completed; and</li> <li>c. Any building work being undertaken to the exterior of a <i>building</i> is not suspended for a period of longer than 6 months.</li> </ul>	
	<b>All zones</b>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TEMP-R1(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Character and amenity values of the site and surrounding area.</li> <li>2. The extent and effect of non-compliance with any standard.</li> <li>3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> </ul>	

<b>TEMP-R2</b>		<b><i>Temporary activities, including sporting events, public meetings, concerts, galas, market days, temporary retail activities, entertainment, recreational, and festive events, not otherwise provided for in this chapter</i></b>	
	<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity occurs between the hours of 7.00am and 10.00pm; and</li> </ul>	

	<p>b. At any one site, <i>temporary activities</i> (not including set up and take down periods) do not exceed a duration of five days in total in any six-month period.</p>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TEMP-R2(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Character and amenity values of the site and surrounding area.</li> <li>2. The extent and effect of non-compliance with any standard.</li> <li>3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>4. Public safety and security.</li> <li>5. Management of effects from the activity with regard to lighting, noise, traffic, and waste management, including through the provision of management plans where necessary.</li> <li>6. The provision of information about the activity to surrounding properties that may be affected by any adverse effects generated by the activity.</li> </ol>

TEMP-R3	Temporary storage of goods or materials
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity does not exceed 6 months in duration in a 24 month period;</li> <li>b. The height and height in relation to boundary requirements of the relevant zone must be met; and</li> <li>c. The setback requirements of the relevant zone must be met.</li> </ol>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TEMP-R3(1).</p> <p>Matters of discretion:</p>

	<p>1. Character and amenity values of the site and surrounding area including the effects of the bulk, location, and scale of the storage of goods or materials.</p>
--	--

<b>TEMP-R4</b>	<p><b>Temporary <i>buildings</i> and <i>structures</i> (including tents, mobile homes, and prefabricated buildings but excluding <i>temporary military training activities</i>) used for <i>temporary activities</i></b></p>
<b>All zones</b>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The building or structure is readily movable;</li> <li>b. The building or structure complies with the setback requirements for the relevant zone;</li> <li>c. The building or structure complies with the height and height in relation to boundary requirements for the relevant zone; and</li> <li>d. The building or structure is removed from the site at the conclusion or completion of the temporary activity (and no later than 31 days after the temporary activity has ceased) or within 12 months of the commencement of the <i>temporary activity</i>, whichever is the lesser.</li> </ul> <p>TEMP-R4(1)(b) and TEMP-R4(1)(c) do not apply to cranes.</p>
<b>All zones</b>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TEMP-R4(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Character and amenity values of the site and surrounding area, including the effects of the bulk, location, and scale of any temporary buildings and/or structures.</li> <li>2. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> </ul>

TEMP-R5		Temporary filming
	All zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity on a site is limited to a duration of up to 3 months in a 24-month period.</li> </ol>
	All zones	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with TEMP-R5(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Character and amenity values of the site and surrounding area.</li> <li>2. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>3. Public safety and security.</li> <li>4. Management of effects from the activity with regard to noise, lighting, traffic, and waste management, including through the provision of management plans where necessary.</li> <li>5. The provision of information about the activity to surrounding properties that may be affected by any adverse effects generated by the activity.</li> </ol>

TEMP-R6		Temporary military training activities
	All zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. No permanent <i>structures</i> are constructed (unless the structure and its use are permitted in the zone in which it is located);</li> <li>b. The duration of the activity does not exceed a period of 31 consecutive days (excluding set up and pack down activities).</li> </ol>
	All zones	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p>

	<p>a. Compliance is not achieved with TEMP-R6(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"><li>1. The proposed location, duration, hours, times, and days of the week on which the activity will occur.</li><li>2. The provision of information about the activity to surrounding properties that may be affected by any adverse effects generated by the activity.</li></ol>
--	--

## GRZ - General Residential Zone

The purpose of the General Residential Zone is predominantly to provide for *residential activities* with a mix of *building* types and other compatible activities, which are essential for Wairarapa residents to provide for their health, social, and economic wellbeing.

Large areas of General Residential Zoned land are located in Masterton, Carterton, Featherston, Martinborough, and Greytown.

The General Residential Zone is characterised by its dominant use as a residential area, which results in:

- A degree of consistency in the density, size, and scale of *buildings* with a reasonable amount of private open space;
- An adequate ratio of private to public open space and accessibility to such open space;
- Attractive streetscapes;
- An adequate degree of privacy; access to sunlight; low levels of noise, vibration, odour, and dust; and
- A safe and functional road network for traffic and pedestrians.

However, residential character changes over time to meet changing residential lifestyle needs. More intensive forms of urban development require good design to ensure positive residential character outcomes are achieved.

Non-residential activities that support the functioning of the General Residential Zone are also appropriate in this zone, provided they are compatible with the residential character and amenity values of the zone. Examples of non-residential activities in residential areas include schools, *community facilities*, *home businesses* and small-scale *retail*, *healthcare*, and professional services.

The Low Density Residential Precinct (LDRP) provides for and maintains the low density residential character of the residential areas of Greytown and Martinborough.

Greytown and Martinborough are generally characterised by lower suburban densities with one house per site and suburban-scale built form with houses that are 1- or 2- storeys in height set on generous sized sections. There are high standards of on-site amenity and privacy, and houses are surrounded by areas of private open living space, with some trees and garden/landscaping.

The LDRP provides limited opportunities for increased density. Multi-unit development is not anticipated in the zone.

The Medium Density Residential Precinct (MDRP) is an area that provides for a greater density of development than the standard General Residential Zone. The MDRP applies to areas in Masterton that are located close to centres, services, open spaces, connectivity, and *infrastructure* capacity. By enabling increased densities in these areas, the MDRP will

play a key role in minimising urban sprawl and increasing housing supply and housing options in the district.

The MDRP is generally characterised by a mix of *residential uses* at a range of densities, such as existing suburban-scale residential housing (stand-alone houses), semi-detached housing, terraced housing, low-rise apartments, and townhouses/flats. It is anticipated that the character and scale of *buildings* in these areas will transition over time as the number of medium density residential developments increases (i.e., multi-unit, semi-detached, and terraced houses).

Note: There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Objectives

<b>GRZ-O1</b>	<b>Purpose of the General Residential Zone</b>
The General Residential Zone primarily consists of <i>residential activities</i> that cater for a variety of housing needs that integrate with existing or planned reticulated <i>infrastructure</i> .	
<b>GRZ-O2</b>	<b>Character and amenity values of the General Residential Zone</b>
The character and amenity values in the General Residential Zone, including the scale, form, and density of use and development, primarily consists of: <ul style="list-style-type: none"> <li>1. a built form comprising a range of <i>residential unit</i> types and sizes, characterised by predominantly 1- to 2-storey buildings and openness around and between buildings;</li> <li>2. landscaping and trees, especially on street frontages;</li> <li>3. a spacious living environment with high quality on-site residential amenity for residents and for adjoining sites and the street;</li> <li>4. an urban environment that is visually attractive, safe, easy to navigate, and convenient to access; and</li> <li>5. development that is highly compatible with existing special character and amenity values.</li> </ul>	
<b>GRZ-O3</b>	<b>Non-residential activities in the Residential Zone</b>
Non-residential activities in the General Residential Zone are limited to social infrastructure and small-scale activities that support the function of local communities and are compatible with the character and amenity values of the Zone.	

<b>GRZ-O4</b>	<b>Character and amenity of the Low Density Residential Precinct</b>
<p>The Low Density Residential Precinct (LDRP):</p> <ol style="list-style-type: none"> <li>1. primarily consists of low density <i>residential activities</i> and development in keeping with the existing neighbourhoods' character of predominantly 1- to 2-storey buildings and high levels of on-site amenity, privacy, and generous private outdoor living areas for residents, adjoining sites, and the street;</li> <li>2. accommodates non-residential activities that support the function of local communities, where they are compatible with residential activities and in keeping with the existing character and amenity values of the LDRP; and</li> <li>3. in Greytown and Martinborough, residential activities and development are in keeping with the existing residential character in the heritage precincts in the residential areas, and in keeping with the planned residential character for the Greytown Development Area and Orchards Retirement Village areas.</li> </ol>	
<b>GRZ-O5</b>	<b>Planned character and amenity of the Medium Density Residential Precinct</b>
<p>The Medium Density Residential Precinct (MDRP):</p> <ol style="list-style-type: none"> <li>1. primarily consists of <i>residential activities</i> in a range of <i>residential unit</i> types and sizes including semi-detached dwellings, townhouses, terraced houses, and low-rise apartments, at a higher density than is anticipated in the General Residential Zone;</li> <li>2. <i>residential activities</i> and development are in keeping with the planned residential character of predominantly 2 and 3-storey buildings, in a variety of forms and surrounded by open space;</li> <li>3. <i>residential activities</i> and development provide quality on-site residential amenity for residents, adjoining sites, and the street;</li> <li>4. medium density development is primarily located within the MDRP; and</li> <li>5. accommodates non-residential activities that support the function of local communities, where they are compatible with residential activities and in keeping with the planned character and amenity values of the MDRP.</li> </ol>	

## Policies

<b>GRZ-P1</b>	<b>Enable a range of residential activities</b>
<p>Enable <i>residential activities</i> in a range of residential unit types, sizes, and intensities, where these are compatible with the built form, character, and amenity values anticipated in the General Residential Zone and any applicable precinct.</p>	
<b>GRZ-P2</b>	<b>Promote variety, innovation, and good design outcomes in residential development</b>
<p>Promote variety, innovation, and good design outcomes in residential development to meet a range of residential needs for current and future generations in a way that reflects the General Residential Zone and any applicable precinct (including, but not limited to, a variety of siting, landscaping and trees, and opportunities to reduce emissions and energy use) through housing and subdivision design as supported by the Residential Design Guide.</p>	
<b>GRZ-P3</b>	<b>Enable compatible non-residential activities in the General Residential Zone</b>
<p>Enable a range of non-residential activities in the General Residential Zone, the Low Density Residential Precinct, and the Medium Density Residential Precinct that:</p> <ol style="list-style-type: none"> <li>1. are of a scale and intensity that is in keeping with the character and amenity values of the Zone or precinct; and</li> <li>2. avoid <i>reverse sensitivity</i> effects on existing and future <i>residential activities</i>; and</li> <li>3. support the functioning of the Zone and/or provide for the needs of residents in the Zone; or</li> <li>4. have an <i>operational</i> or <i>functional need</i> to locate in the Zone; or</li> <li>5. are ancillary to residential use.</li> </ol>	
<b>GRZ-P4</b>	<b>Residential character in the General Residential Zone</b>
<p>Provide for activities and structures that support the planned character for the General Residential Zone, which provides for:</p> <ol style="list-style-type: none"> <li>1. intensity of residential and infill development that is predominantly single detached or semi-detached <i>residential units</i> on single sites, with suburban lot sizes, and providing for high quality and spacious on-site amenity;</li> <li>2. <i>building height</i>, bulk, and form that achieves the planned built character of predominantly 1- to 2-storey <i>residential units</i> within a generally spacious setting;</li> <li>3. <i>building height</i>, bulk, and location maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites;</li> <li>4. development that achieves attractive and safe streets and public open spaces, including by:</li> </ol>	

- i. providing for passive surveillance;
  - ii. optimising front yard landscaping; and
  - iii. minimising visual dominance of garage doors;
5. a good standard of internal amenity within sites including useable and accessible outdoor living areas for residents; and
  6. multi-unit residential development and retirement villages on larger sites where it is demonstrated that they achieve the planned character for the zone.

**GRZ-P5**

**Maintain character and amenity values in the Low Density Residential Precinct**

Maintain the role, function, and predominant character of the Low Density Residential Precinct, including in Greytown and Martinborough, by:

1. maintaining a low density of single detached *residential units* on single sites, maintaining larger lot sizes, and providing for high quality and spacious on-site amenity;
2. maintaining *building height*, bulk, and form that is in keeping with the character and amenity values of the established residential areas, which includes built character of predominantly 1- to 2-storey residential units within a generally spacious setting;
3. maintaining *building height*, bulk, and location that achieves a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites;
4. providing development that achieves attractive and safe streets and public open spaces, including by:
  - i. providing for passive surveillance;
  - ii. optimising front yard landscaping; and
  - iii. minimising visual dominance of garage doors;
5. providing a good standard of internal amenity within sites including useable and accessible outdoor living areas for residents; and
6. providing for development and operation of a retirement village in the Orchards Retirement Village Character Area shown on the Indicative Concept Plan and does not detract from the existing character of the precinct.

**GRZ-P6**

**Residential character in the Medium Density Residential Precinct**

Provide for activities and structures that support the planned character and amenity values for the MDRP, which provides for:

1. higher density living in areas with good accessibility to parks, main centres, or local commercial centres;
2. a variety of detached, semi-detached, and multi-unit living, including multi-unit redevelopment opportunities through flexible development controls, infill development, and encouragement for multi-site redevelopment;

3. *building height*, bulk, and form that achieves the planned built character of predominantly 2- and 3-storey residential units in a variety of forms by:
  - i. limiting the *height*, bulk, and form of development;
  - ii. managing the design and appearance of multi-unit residential development; and
  - iii. requiring sufficient setbacks and landscaped areas;
4. *building height*, bulk, and location that maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites;
5. development that achieves attractive and safe streets and public open spaces, including by:
  - i. providing for passive surveillance;
  - ii. optimising front yard landscaping; and
  - iii. minimising visual dominance of garage doors;
6. a good standard of internal amenity within sites including useable and accessible outdoor living areas for residents;
7. development designed to meet the day to day needs of residents by:
  - i. providing privacy and outlook; and
  - ii. providing access to daylight and sunlight and providing the amenities necessary for those residents;
8. a peaceful residential environment, in particular minimising the adverse effects of night-time noise and outdoor lighting, and limited signs; and
9. small-scale *commercial* or *community activities* that service the local community.

**GRZ-P7**

**Avoidance of residential development where there is insufficient infrastructure**

Avoid residential development where there is insufficient capacity in existing reticulated *infrastructure* or where residential development would occur prior to planned reticulated *infrastructure* installation.

**GRZ-P8**

**Rainwater collection and use**

Ensure new residential development provides on-site rainwater storage tanks for non-potable use to contribute to water resilience in the Wairarapa.

**GRZ-P9**

**Relocatable buildings**

Provide for relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:

0. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;

1. Ensuring that *relocatable buildings* have the same use as what they were previously designed, built, and used for;
2. Requiring a performance bond as a security measure that reinstatement works will be appropriately completed in a timely manner; and
3. Maintaining and enhancing amenity values of areas by ensuring the adverse effects of *relocatable buildings* are avoided, remedied, or mitigated.

## Rules

Refer to General Residential Zone Precincts for additional rules

GRZ-R1	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. GRZ-S1;</li> <li>ii. GRZ-S2;</li> <li>iii. GRZ-S3;</li> <li>iv. GRZ-S4;</li> <li>v. GRZ-S5;</li> <li>vi. GRZ-S6;</li> <li>vii. GRZ-S7;</li> <li>viii. GRZ-S8;</li> <li>ix. GRZ-S9;</li> <li>x. GRZ-S10; and</li> <li>xi. GRZ-S11.</li> </ol> </li> </ol> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with GRZ-R1(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> </ol>

	2. The relevant matters contained in the Residential Design Guide.
<b>GRZ-R2</b>	<b>Demolition and removal of buildings and structures</b>
	1. Activity status: <b>Permitted</b> Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.

<b>GRZ-R3</b>	<b>Relocatable buildings (excluding accessory buildings)</b>
	1. Activity status: <b>Permitted</b> Where: a. Compliance is achieved with: i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8; ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S11; and xii. GRZ-S12.
	2. Activity status: <b>Restricted discretionary</b> Where: a. Compliance is not achieved with GRZ-R3(1). Matters of discretion: 1. The matters set out in GRZ-P9. 2. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

GRZ-R4	<i>Residential activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. In the General Residential Zone, there is no more than one <i>residential unit</i> per 350m<sup>2</sup> site and one residential unit per 400m<sup>2</sup> of net site area thereafter;</li> <li>b. In the Medium Density Residential Precinct, there is no more than one <i>residential unit</i> per 200m<sup>2</sup> of net site area; or</li> <li>c. In the Low Density Residential Precinct, there is no more than one <i>residential unit</i> per 400m<sup>2</sup> site and one residential unit per 500m<sup>2</sup> of net site area thereafter.</li> </ul>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GRZ-R4(1)(b).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The relevant matters contained in the Residential Design Guide.</li> <li>2. The effect of the intensity and scale of the activity, the building design, siting, form, and external appearance is compatible with the planned character and residential amenity for the precinct.</li> <li>3. The extent to which topography, site orientation, and planting have been integrated into the site layout and design.</li> <li>4. The effect on amenity values of adjoining residential properties, including privacy, shading, and sense of enclosure.</li> <li>5. The ability to provide adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each <i>residential unit</i>.</li> <li>6. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users, as evidenced by a supporting Integrated Traffic Assessment.</li> <li>7. The extent of impervious surfaces and landscaping.</li> <li>8. The capacity of existing <i>infrastructure</i> to service the activity, including three waters <i>infrastructure</i>.</li> </ul> <p>2. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</p>

	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with GRZ-R4(1)(a).</p>
	<p>4. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with GRZ-R4(1)(c).</p>

GRZ-R5	<b><i>Accessory buildings</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The <i>accessory building</i> is ancillary to <i>residential activities</i> on the site; and</p> <p>b. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>i. GRZ-S1;</li> <li>ii. GRZ-S2; and</li> <li>iii. GRZ-S4.</li> </ol>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with GRZ-R5(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in GRZ-O3 and GRZ-P3.</li> <li>2. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> </ol>

GRZ-R6	<b><i>Papakāinga</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>i. GRZ-S1;</li> <li>ii. GRZ-S2;</li> <li>iii. GRZ-S3;</li> <li>iv. GRZ-S4;</li> </ol>

	<ul style="list-style-type: none"> <li>v. GRZ-S5;</li> <li>vi. GRZ-S6;</li> <li>vii. GRZ-S7;</li> <li>viii. GRZ-S8;</li> <li>ix. GRZ-S9;</li> <li>x. GRZ-S10;</li> <li>xi. GRZ-S11; and</li> </ul> <p>b. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m<sup>2</sup> per <i>site</i>.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GRZ-R6(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> <li>2. The adverse effects on the amenity values of nearby residential properties and public places, including privacy and cumulative effects of other nearby non-residential activities.</li> <li>3. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>4. The extent of impervious surfaces and landscaping.</li> <li>5. <i>Infrastructure</i> requirements.</li> <li>6. The relevant matters contained in the Residential Design Guide.</li> </ul>

<b>GRZ-R7</b>	<b><i>Residential visitor accommodation (excluding visitor accommodation)</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>b. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. GRZ-S1;</li> <li>ii. GRZ-S2;</li> <li>iii. GRZ-S3;</li> <li>iv. GRZ-S4;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>v. GRZ-S5;</li> <li>vi. GRZ-S6;</li> <li>vii. GRZ-S7;</li> <li>viii. GRZ-S8;</li> <li>ix. GRZ-S9;</li> <li>x. GRZ-S10; and</li> <li>xi. GRZ-S11.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GRZ-R7(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> <li>2. The intensity and scale of the activity and adverse effects on the amenity of the surrounding area.</li> <li>3. The adverse effects on adjacent residential properties, particularly noise and privacy.</li> </ul>

GRZ-R8	<i>Home business</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. GRZ-S1;</li> <li>ii. GRZ-S2;</li> <li>iii. GRZ-S3;</li> <li>iv. GRZ-S4;</li> <li>v. GRZ-S5;</li> <li>vi. GRZ-S6;</li> <li>vii. GRZ-S7;</li> <li>viii. GRZ-S9;</li> <li>ix. GRZ-S10;</li> <li>x. GRZ-S11; and</li> </ul> </li> <li>b. No more than 50m<sup>2</sup> of total <i>gross floor area</i> of all <i>buildings</i> on a <i>site</i> is used for the <i>home business</i>;</li> </ul>

	<p>c. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and</p> <p>d. No outdoor storage of goods and materials.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with GRZ-R8(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> <li>2. Whether the activity is compatible with the character of the surrounding neighbourhood.</li> <li>3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects.</li> <li>4. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>5. Whether the activity is appropriately located in the General Residential Zone or other more appropriate zone.</li> </ol>

<b>GRZ-R9</b>	<b><i>Supported residential care facility</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>i. GRZ-S1;</li> <li>ii. GRZ-S2;</li> <li>iii. GRZ-S3;</li> <li>iv. GRZ-S4;</li> <li>v. GRZ-S5;</li> <li>vi. GRZ-S6;</li> <li>vii. GRZ-S7;</li> <li>viii. GRZ-S9;</li> <li>ix. GRZ-S10;</li> <li>x. GRZ-S11; and</li> </ol> <p>b. The maximum occupancy does not exceed 10 residents.</p>

	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with GRZ-R9(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> <li>2. Whether the activity is compatible with the character of the surrounding neighbourhood.</li> <li>3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects.</li> <li>4. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>5. Whether the activity is appropriately located in the General Residential Zone or other more appropriate zone.</li> </ol>
--	---

GRZ-R10	<i>Minor residential unit</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>i. GRZ-S1;</li> <li>ii. GRZ-S2;</li> <li>iii. GRZ-S3;</li> <li>iv. GRZ-S5;</li> <li>v. GRZ-S6;</li> <li>vi. GRZ-S7;</li> <li>vii. GRZ-S9;</li> <li>viii. GRZ-S10;</li> <li>ix. GRZ-S11;</li> </ol> <p>b. the <i>gross floor area</i> of the <i>minor residential unit</i> does not exceed 80m<sup>2</sup>; and</p> <p>c. There is one <i>minor residential unit</i> per <i>site</i>.</p>
	<p>2. Activity status: <b>Discretionary</b></p>

	<p>Where:</p> <p>a. Compliance is not achieved with GRZ-R10(1)(b) or (c).</p>
	<p>3. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with GRZ-R10(1)(a).</p>

GRZ-R11	<i>Retirement village</i>
<p><b>General Residential Zone</b></p> <p><b>Medium Density Residential Precinct</b></p>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of the intensity and scale of the activity, the <i>building</i> design, siting, form, and external appearance is compatible with the planned character and residential amenity for the Zone or precinct.</li> <li>2. The effect on amenity values of adjoining residential properties and the surrounding neighbourhood, including privacy, shading, and sense of enclosure.</li> <li>3. The ability to provide on-site amenity for residents including outdoor living space that reflects the nature of and diverse needs of residents of the village.</li> <li>4. The <i>site</i> can accommodate the scale and intensity of the activity, in terms of its size, topography, and location.</li> <li>5. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users, as evidenced by a supporting Integrated Traffic Assessment.</li> <li>6. The extent of impervious surfaces and landscaping.</li> <li>7. The capacity of existing <i>infrastructure</i> to service the activity, including three waters <i>infrastructure</i>.</li> <li>8. The relevant matters contained in the Residential Design Guide.</li> <li>9. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> </ol>
<p><b>Low Density Residential Precinct</b></p>	<p>2. Activity status: <b>Discretionary</b></p>

GRZ-R12	<b>Community facility</b>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The adverse effects on the amenity values of nearby residential properties and public places, including:               <ol style="list-style-type: none"> <li>i. privacy and cumulative effects of other nearby non-residential activities, including noise;</li> <li>ii. hours of operation; and</li> <li>iii. loss of notable trees, street trees and landscaping.</li> </ol> </li> <li>2. Whether high quality on-site amenity values can be achieved.</li> <li>3. effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users, as evidenced by a supporting Integrated Traffic Assessment.</li> <li>4. The extent of impervious surfaces and landscaping.</li> <li>5. Whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre.</li> <li>6. <i>Infrastructure</i> requirements.</li> <li>7. The relevant matters contained in the Residential Design Guide.</li> <li>8. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> </ol>

GRZ-R13	<b>Educational facility</b>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Note: This does not apply to childcare <i>home businesses</i> (refer <i>Home business</i>).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the activity is compatible with the character of the surrounding neighbourhood.</li> <li>2. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood.</li> <li>3. Whether the activity is appropriately located on the <i>site</i>.</li> <li>4. Topography, site orientation, and planting.</li> <li>5. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and</li> </ol>

	<p>traffic generation, including safety for pedestrians, cyclists, and other road users, including a safe pick up and drop off area.</p> <ol style="list-style-type: none"> <li>6. Methods to mitigate noise for outdoor facilities.</li> <li>7. The relevant matters contained in the Residential Design Guide.</li> <li>8. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> </ol>
--	---

<b>GRZ-R14</b>	<b>Healthcare activity</b>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Intensity and scale of the activity, including hours of operation.</li> <li>2. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users, including a safe pick up and drop off area.</li> <li>3. Effect on streetscape and character of the zone.</li> <li>4. Effect on amenity values of nearby residential properties, including cumulative effects with other nearby non-residential activities.</li> <li>5. Whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre.</li> <li>6. <i>Infrastructure</i> requirements.</li> <li>7. The relevant matters contained in the Residential Design Guide.</li> <li>8. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> </ol>

<b>GRZ-R15</b>	<b><i>Commercial activities</i></b>
	<p>1. Activity status: <b>Discretionary</b></p>

<b>GRZ-R16</b>	<b>Any activity not otherwise listed in this chapter</b>
	<p>2. Activity status: <b>Discretionary</b></p>

GRZ-R17	<i>Industrial activities</i>
	1. Activity status: <b>Non-complying</b>

GRZ-R18	<i>Rural industry activities</i>
	1. Activity status: <b>Non-complying</b>

GRZ-R19	<b>Primary production activities</b>
	1. Activity status: <b>Non-complying</b>

## Standards

Refer to General Residential Zone Precincts for additional standards

GRZ-S1	<b>Maximum height</b>	
<p>The maximum height of any <i>building</i> or <i>structure</i> shall be 10m above <i>ground level</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> <li>6. The relevant matters contained in the Residential Design Guide.</li> </ol>	
GRZ-S2	<b>Maximum height in relation to boundary</b>	
<ol style="list-style-type: none"> <li>1. 3m <i>height</i> at the boundary with a 45° recession plane on all side and rear boundaries.</li> <li>2. This requirement does not apply to <i>common walls</i>, road boundaries, or accessways.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> </ol>	

	6. The relevant matters contained in the Residential Design Guide.
<b>GRZ-S3</b>	<b>Minimum setbacks</b>
<p>Front boundary setbacks:</p> <ol style="list-style-type: none"> <li>1. <i>Buildings</i> or <i>structures</i> must not be located within 3m of the front boundary of a site.</li> <li>2. Garages <i>and</i> carports (either separate or integrated into the principal <i>residential unit</i>) must not be located within 5m of the front boundary of a site.</li> </ol> <p>Note: For the purpose of the above rule, only one boundary will be subject to a front boundary setback for corner sites. The remaining boundaries will be treated as side and/or rear boundaries.</p> <p>Side and rear boundary setbacks:</p> <ol style="list-style-type: none"> <li>3. For front sites, two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and one boundary shall be subject to a 1.5m setback.</li> <li>4. For rear sites, two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and two boundaries shall be subject to 1.5m setbacks.</li> <li>5. 0m for <i>common wall</i> boundaries.</li> </ol> <p>Note: For the purpose of the above rule, a front site is a <i>site</i> with a legal road frontage of not less than 10m. A rear site is a <i>site</i> with a legal road frontage of less than 10m. A corner site means a <i>site</i> with two or more legal road frontages of not less than 10m each.</p> <p>Exceptions to side and rear boundary setbacks:</p> <ol style="list-style-type: none"> <li>6. Eaves, porches, balconies, and decks or other minor building features may occupy any part of a required setback, other than</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and the character of the area.</li> <li>3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy.</li> <li>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</li> <li>5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site.</li> <li>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.</li> <li>7. For the <i>waterbody</i> setbacks, the effects on the values of the waterbody.</li> <li>8. The relevant matters contained in the Residential Design Guide.</li> </ol>

<p>the front yard setback, provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length.</p> <p>7. Unroofed swimming pools no higher than 1m above ground level.</p> <p>8. Rainwater tanks not exceeding a <i>height</i> above <i>ground</i> level of 1.8m.</p> <p>Waterbody setbacks:</p> <p>9. 5m from any <i>surface waterbody</i>.</p> <p>10. 25m from a <i>significant waterbody</i>.</p> <p>This standard GRZ-S3 does not apply to:</p> <p>11. Bridges and river crossings;</p> <p>12. Fences.</p>	
<p><b>GRZ-S4</b></p>	<p><b><i>Accessory building and minor residential unit setbacks</i></b></p>
<p>1. No <i>accessory building</i> or <i>minor residential unit</i> is to be located in the front boundary building setback.</p> <p>2. No <i>accessory building</i> is to be located within 1.5m of any side or rear boundary.</p> <p>3. Exception: An <i>accessory building</i> or carport attached to a residential unit can infringe on a 1.5m side or rear boundary setback provided it does not occupy more than 25% of the length of the setback along any one boundary.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effect on streetscape character of the area.</li> <li>2. The extent to which the <i>building</i> design can be integrated with the topography, site orientation, and landscaping.</li> <li>3. Whether adequate mitigation of adverse effects can be achieved through the use of landscaping, planting, and/or alternative materials.</li> <li>4. Effect on amenity values of nearby residential properties, including privacy, shading, and sense of enclosure.</li> <li>5. Parking and access, safety, efficiency, and effects to on-street parking and neighbours.</li> <li>6. The relevant matters contained in the Residential Design Guide.</li> </ol>
<p><b>GRZ-S5</b></p>	<p><b>Maximum fence <i>height</i></b></p>

<p>1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a <i>height</i> of 1.8m above ground level.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. The extent to which the additional <i>height</i> is necessary due to the physical constraints of the <i>site</i> or to mitigate noise (including road noise) if the <i>site</i> is located adjacent to a noise-emitting source.</li> <li>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, materials, and/or alternative design.</li> </ol>
<p><b>GRZ-S6</b></p>	<p><b><i>Outdoor living space</i></b></p>
<ol style="list-style-type: none"> <li>1. A minimum area of <i>outdoor living space</i> must be provided as follows:             <ol style="list-style-type: none"> <li>a. Per <i>residential unit</i> at ground level: 20m<sup>2</sup> at ground level;</li> <li>b. Per <i>minor residential unit</i> at ground level: 20m<sup>2</sup> at ground level;</li> <li>c. Per <i>minor residential unit</i> located above ground floor: balcony at least 8m<sup>2</sup> and minimum dimension of 1.8m; or</li> <li>d. Per <i>residential unit</i> located above ground floor: balcony at least 8m<sup>2</sup> and minimum dimension of 1.8m.</li> </ol> </li> <li>2. The <i>outdoor living space</i> must:             <ol style="list-style-type: none"> <li>a. Must be directly accessible from a <i>habitable room</i>;</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The residential amenity for the occupiers of the <i>residential units</i>.</li> <li>2. Proximity of the <i>residential unit</i> to accessible public open space.</li> <li>3. The accessibility and convenience of the <i>outdoor living space</i> for occupiers.</li> <li>4. Whether adequate sunlight is provided to the <i>outdoor living space</i> throughout the year.</li> <li>5. Whether the balance of open space and <i>buildings</i> will maintain the amenity anticipated for the General Residential Zone.</li> </ol>

<p>b. Must be free of <i>buildings</i>, parking spaces, manoeuvring areas, and outdoor utility areas, except for:</p> <ul style="list-style-type: none"> <li>i. eaves up to a maximum of 600mm in width;</li> <li>ii. external gutters or downpipes (including their brackets) up to an additional width of 150mm; or</li> <li>iii. cover to provide shade for sun protection;</li> </ul> <p>c. For <i>residential units</i> at ground level, <i>outdoor living spaces</i> may be grouped cumulatively by area in one communally accessible location, or located directly adjacent to the unit; and</p> <p>d. For <i>residential units</i> at above ground level, outdoor living spaces may be grouped cumulatively by area in one communally accessible location in which case it may be located at ground level, or located directly adjacent to the unit.</p>	<p>6. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical.</p> <p>7. The relevant matters contained in the Residential Design Guide.</p>
--	---

GRZ-S7	<b><i>Carparking areas</i></b>
<p>1. There is to be no contiguous carparking area containing five or more parking spaces (including access and manoeuvring areas) within any residential site.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Parking and access, safety, efficiency, and effects to on-street parking and neighbours.</li> <li>2. Effect on streetscape character of the area.</li> <li>3. The amenity of adjoining sites, including amenity or privacy effects.</li> <li>4. Whether there are topographical or other <i>site</i> constraints that make compliance with the permitted standard impractical.</li> <li>5. The extent to which the design can be integrated with the topography, site orientation, and landscaping.</li> </ul>

		<p>6. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</p> <p>7. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</p> <p>8. The relevant matters contained in the Residential Design Guide.</p>
<b>GRZ-S8</b>	<b>Rainwater collection and storage</b>	
1. Rainwater storage tank(s) with a minimum capacity of 5,000L must be provided for each new residential unit. The tank must collect stormwater runoff from the roof of the residential unit for non-potable use.	<p>Matters of discretion:</p> <p>1. Supply, storage, and use of non-potable water to the residential unit.</p>	
<b>GRZ-S9</b>	<b>Drinking water supply</b>	
1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Council Engineering Standards</i> .	<p>Matters of discretion:</p> <p>1. The suitability of any alternative servicing and infrastructure options.</p> <p>2. The relevant standards of Council water bylaws, <i>Council Engineering Standards</i> and/or Wellington Water standards as applicable.</p>	
<b>GRZ-S10</b>	<b>Wastewater disposal</b>	
1. All buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council Engineering Standards</i> .	<p>Matters of discretion:</p> <p>1. The suitability of any alternative servicing and infrastructure options.</p> <p>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</p>	
<b>GRZ-S11</b>	<b>Stormwater management</b>	
1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all	<p>Matters of discretion:</p>	

<p>impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils, and sealed surfaces, which shall be in accordance with <i>Council Engineering Standards</i>.</p> <p>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council Engineering Standards</i>.</p> <p>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</p>	<ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</li> </ol>
<p><b>GRZ-S12</b></p>	<p><b>Relocatable buildings</b></p>
<p>1. Building inspection report:</p> <ol style="list-style-type: none"> <li>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all matters listed below; and</li> <li>b. A building inspection report prepared by a Council Building Officer or other Licenced Building Practitioner shall accompany the building consent application. The report shall identify all reinstatement work required to the exterior of the building and provide an estimate of the cost for the external refurbishment works after relocation; and</li> <li>c. The building shall be placed on permanent foundations approved by the building consent no later than two months from the date the building is moved to the site; and</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the building is structurally sound, the condition of the building, and the work needed to bring the exterior of the building up to an external visual appearance that is tidy, of an appropriate standard, and is compatible with the other buildings in the vicinity.</li> <li>2. The requirement for any screening and landscape treatment.</li> <li>3. The bulk, design, and location of the building in relation to the requirements of the zone.</li> <li>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</li> <li>5. The imposition of a performance bond to ensure compliance with the consent conditions.</li> </ol>

- |  |  |
|--|--|
| <ul style="list-style-type: none"><li>d. All other work required to reinstate the exterior of the building, including painting if required, shall be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and</li><li>e. The owner of the site on which the relocated building is placed shall certify that the reinstatement work will be completed within the 12-month period. The site owner shall be responsible for ensuring this work is completed.</li></ul> <p>2. The transportation route and any traffic management plans shall be provided to the Council within 10 working days prior to relocating the building.</p> <p>3. Previous use:</p> <ul style="list-style-type: none"><li>a. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built, and used as a dwelling or visitor accommodation.</li></ul> <p>4. Performance bond:</p> <ul style="list-style-type: none"><li>a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the building inspection report under performance standard GRZ-S12(2) in cash shall be lodged with the Council along with the application for building consent as a guarantee that external reinstatement works are completed.</li></ul> |  |
|--|--|

- b. The bond shall be lodged in the form of a Deed annexed Appendix 6 to the District Plan.
- c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.

Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e., on a proportional basis).

## GRZ - General Residential Zone

### Precinct 1: The Orchards Retirement Village Character Precinct

These rules only apply within The Orchards Retirement Village Precinct as shown on GRZ Precinct 1 Figure 1: Orchards Retirement Village Indicative Concept Plan.

#### PREC1 Rules

All buildings and activities within The Orchards Retirement Village Character Precinct shall comply with all General Residential Zone and District-wide permitted activity standards, except where the following rules apply.

<b>PREC1-R1</b>	<b>Independent residential units, buildings and land for advanced residential health care, recreational and communal facilities, ground maintenance, and ancillary activities</b>
	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. PREC1-S1;</li> <li>ii. PREC1-S2;</li> <li>iii. PREC1-S3;</li> <li>iv. PREC1-S4;</li> <li>v. PREC1-S5;</li> <li>vi. PREC1-S6;</li> <li>vii. PREC1-S7;</li> <li>viii. PREC1-S8;</li> <li>ix. PREC1-S9;</li> <li>x. PREC1-S10;</li> <li>xi. PREC1-S11;</li> <li>xii. PREC1-S12; and</li> <li>xiii. PREC1-S13.</li> </ul> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>1. The design, scale, and appearance of all buildings.</li> <li>2. Minimum floor areas for residential units.</li> <li>3. Building coverage for the site as shown in the Indicative Concept Plan in GRZ Precinct 1 Figure 1.</li> <li>4. The provision of adequate supply of water for firefighting in accordance with the Code of Practice SNZ PAS 4509:2008.</li> <li>5. The provision for and method of stormwater collection and disposal.</li> <li>6. The provision of wastewater disposal.</li> </ul>

	<ul style="list-style-type: none"> <li>7. The location of buildings with respect to site boundaries and each other.</li> <li>8. The provision of outdoor living courts.</li> <li>9. The provision of outdoor storage and service areas, including bin storage and collection.</li> <li>10. Roading and the provision of access and parking spaces.</li> <li>11. The provision for safe pedestrian and cycle access throughout the site.</li> <li>12. The provision of landscaping, screening, and open space.</li> <li>13. Noise and vibration management.</li> <li>14. Lighting.</li> <li>15. Signage.</li> <li>16. Staging of development.</li> <li>17. Odour.</li> <li>18. Sediment and dust management.</li> <li>19. Financial contribution as set out in FC – Financial Contributions.</li> <li>20. Reverse sensitivity effects.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with one or more of the standards PREC1-S1 to PREC1-S13.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effects of non-compliance with the relevant standard, and the matters of discretion of any standard that is not met.</li> </ul>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity is any other activity including any commercial or retail activity that is not a Controlled, Restricted Discretionary, or Non-complying activity in PREC1 Rules (1), (2), or (4).</li> </ul>
	<p>4. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity is any residential development within The Orchards Retirement Village Character Precinct that is not provided for as a Controlled activity in the standards PREC-S1 to PREC-S13.</li> </ul>

## Standards

All buildings and activities within The Orchards Retirement Village Character Precinct shall comply with all General Residential Zone and District-wide permitted activity standards, except where the following rules apply:

<b>PREC1-S1</b>	<b>Number of residential units, beds, and employees</b>
<ol style="list-style-type: none"> <li>1. The total number of independent residential units (including stand-alone, duplex and terrace dwellings but excluding advanced residential care facilities) shall not exceed 180.</li> <li>2. Advanced residential care facilities shall not exceed 120 beds.</li> <li>3. There shall be no limit to the number of persons (full-time equivalents) employed in The Orchards Retirement Village provided that:             <ol style="list-style-type: none"> <li>a. The number of persons employed to deliver the on-site services are necessary to the operation of The Orchards Retirement Village.</li> <li>b. Parking requirements shall be met in accordance the requirements set out in TR – Transport.</li> </ol> </li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effects of non-compliance with the standard.</li> </ol>	
<b>PREC1-S2</b>	<b>Minimum setbacks and separation distances</b>
<ol style="list-style-type: none"> <li>1. Buildings within The Orchards Retirement Village Character Precinct shall be subject to the following building setbacks, as shown on the Indicative Concept Plan (GRZ Precinct1 Figure 1):             <ol style="list-style-type: none"> <li>a. Boundaries 1, 2, and 7: 5m</li> <li>b. Boundaries 3, 4, 8, and 9: 7.5m</li> <li>c. Boundaries 5 and 6: 10m.</li> </ol> </li> <li>2. Minimum separation distance between independent dwelling units is 4.5m, except in the case of attached duplexes or terraced dwellings where there is no minimum separation distance requirement for their common walls.</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effects of non-compliance with the standard.</li> </ol>	
<b>PREC1-S3</b>	<b>Maximum height</b>
<ol style="list-style-type: none"> <li>1. The maximum height of buildings above ground level is 10m, except within 25m of Boundary 3 as shown on the Indicative Concept Plan (GRZ Precinct 1 Figure 1) where the maximum building height shall be 5m.</li> </ol>	

Matters of discretion:

1. The effects of non-compliance with the standard.

**PREC1-S4**

**Building design**

1. The advanced residential care facility must include doors, windows, building modulation or other architectural detail for no less than 50% of its total façade.

Matters of discretion:

1. The effects of non-compliance with the standard.

**PREC1-S5**

**Noise**

1. To minimise the penetration of airborne noise emanating from winery activities on Lot 1 DP 367619 (held in Record of Title 274645), any part of an exterior wall or roof of a bedroom or other room intended to be used for night-time sleeping that:
  - a. faces (is parallel to the boundary +/- 60 degrees) Boundary 3 as shown on the Indicative Concept Plan (GRZ Precinct 1 Figure 1); and
  - b. is within the Noise Insulation Area as shown on the Indicative Concept Plan (GRZ Precinct 1 Figure 1) shall be designed, constructed, and maintained to meet the following standardised airborne sound level difference (outdoor to indoor) as defined in AS/NZS1276:1999 Acoustics-Rating of sound insulation in buildings and of building elements Part 1: Airborne sound insulation:

$$D_{2 \text{ metres nT.w}} + C_{tr} > 25 \text{ dB}$$

- c. Compliance shall be demonstrated by providing to the Council an acoustic design certificate from a suitably qualified acoustic engineer prior to the construction of any room subject to this standard, demonstrating that the above noise insulation requirement will be achieved.

Note 1: When assessing compliance with the noise insulation standard, it must be assumed that the noise emitted from Lot 1 DP 367619 (held in Record of Title 274645) meets the permitted activity noise standard in the District Plan or, where a resource consent authorises the noise, the relevant conditions on that resource consent.

Matters of discretion:

1. The effects of non-compliance with the standard.

**PREC1-S6**

**Maximum building coverage**

1. The overall building coverage of The Orchards Retirement Village Character Precinct shall not exceed 26% as shown on the Indicative Concept Plan (GRZ Precinct 1 Figure 1).

Matters of discretion:

1. The effects of non-compliance with the standard.

<b>PREC1-S7</b>	<b>Outdoor living areas</b>
<p>1. Each independent residential unit shall provide exclusive paved outdoor living court (including any covered outdoor space) as follows:</p> <ul style="list-style-type: none"> <li>a. Villas: at least 15m<sup>2</sup></li> <li>b. Terraces: at least 6m<sup>2</sup></li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effects of non-compliance with the standard.</li> </ul>	
<b>PREC1-S8</b>	<b>Wastewater disposal</b>
<p>1. Buildings requiring wastewater disposal shall be connected to the reticulated sewerage system in accordance with the standards set out in SUB – Subdivision.</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effects of non-compliance with the standard.</li> </ul>	
<b>PREC1-S9</b>	<b>Stormwater disposal</b>
<p>1. Stormwater from buildings and hard surfaces within The Orchards Retirement Village Character Precinct shall be managed and attenuated on-site using water sensitive urban design measures such that pre-development peak flow and total discharge from the site is not exceeded post-development, and all stormwater shall be disposed in accordance with the standards set out in SUB – Subdivision.</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effects of non-compliance with the standard.</li> </ul>	
<b>PREC1-S10</b>	<b>Private roads, vehicle crossings, cycle parking, car parking areas,</b>
<p>1. All private roads with The Orchard Retirement Village Character Precinct shall comply with the following standards:</p> <ul style="list-style-type: none"> <li>a. Minimum width formation: <ul style="list-style-type: none"> <li>i. 5.5m with a footpath on one side for primary internal roads</li> <li>ii. 3m with pedestrian shared in the movement land for secondary roads</li> <li>iii. Passing opportunities every 50m on secondary roads.</li> </ul> </li> <li>b. Shall be located as generally shown in the Indicative Concept Plan (GRZ Precinct 1 Figure 1).</li> </ul> <p>2. All vehicle crossings to an independent residential unit, accessed from a public road, shall comply with the standards in TR – Transport.</p> <p>3. Any staff cycle parking areas provided shall be secured and covered and be visible from communal buildings on the site.</p>	

4. A contiguous carparking area shall contain no more than 15 parking spaces and associated access and manoeuvring areas.
5. Parking spaces for independent residential units shall be provided within The Orchards Retirement Village Character Precinct as follows:
  - a. Villas: at least 1 parking space off-street
  - b. Terraces: at least 1 parking space either off-street or on-street.
6. Parking spaces for Advanced Residential Care Facilities shall be provided within The Orchards Retirement Village Character Precinct and meet the parking space requirements set out in TR – Transport.
7. Parking spaces for non-residential activities shall be provided within The Orchards Retirement Village Character Precinct to meet the demands generated by the activity or building. This can be provided either as formed off-street or on-street parking spaces.

Matters of discretion:

1. The effects of non-compliance with the standard.

**PREC1-S11**

**Screening and landscape treatment**

1. All screening and landscape treatment within The Orchards Retirement Village Character Precinct shall comply with the following standards:
  - a. Any commercial storage, bin storage or service area shall be screened. The screening shall be no less than 1.5m in height, comprising either a planted buffer, or a fence or wall with 40% visual permeability.
  - b. Not less than 10% of the common areas within The Orchards Retirement Village Character Precinct shall be planted with shrubs of a minimum height of 200mm in general accordance with the Indicative Concept Plan in GRZ Schedule 1 Figure 1.

Matters of discretion:

1. The effects of non-compliance with the standard.

**PREC1-S12**

**Signs**

1. Any permanent sign shall be permitted provided it complies with the following standards:
  - a. A maximum of three signs per frontage with the public road, with a total face area per sign of no more than 4m<sup>2</sup>.
  - b. The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates.
  - c. Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
  - d. All signs must comply with the sight distance requirement in GRZ Precinct 1 Figure 1.

- e. No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device.
- f. No sign shall use reflective materials, or be illuminated, flashing, or moving.

Matters of discretion:

1. The effects of non-compliance with the standard.

**PREC1-S13**

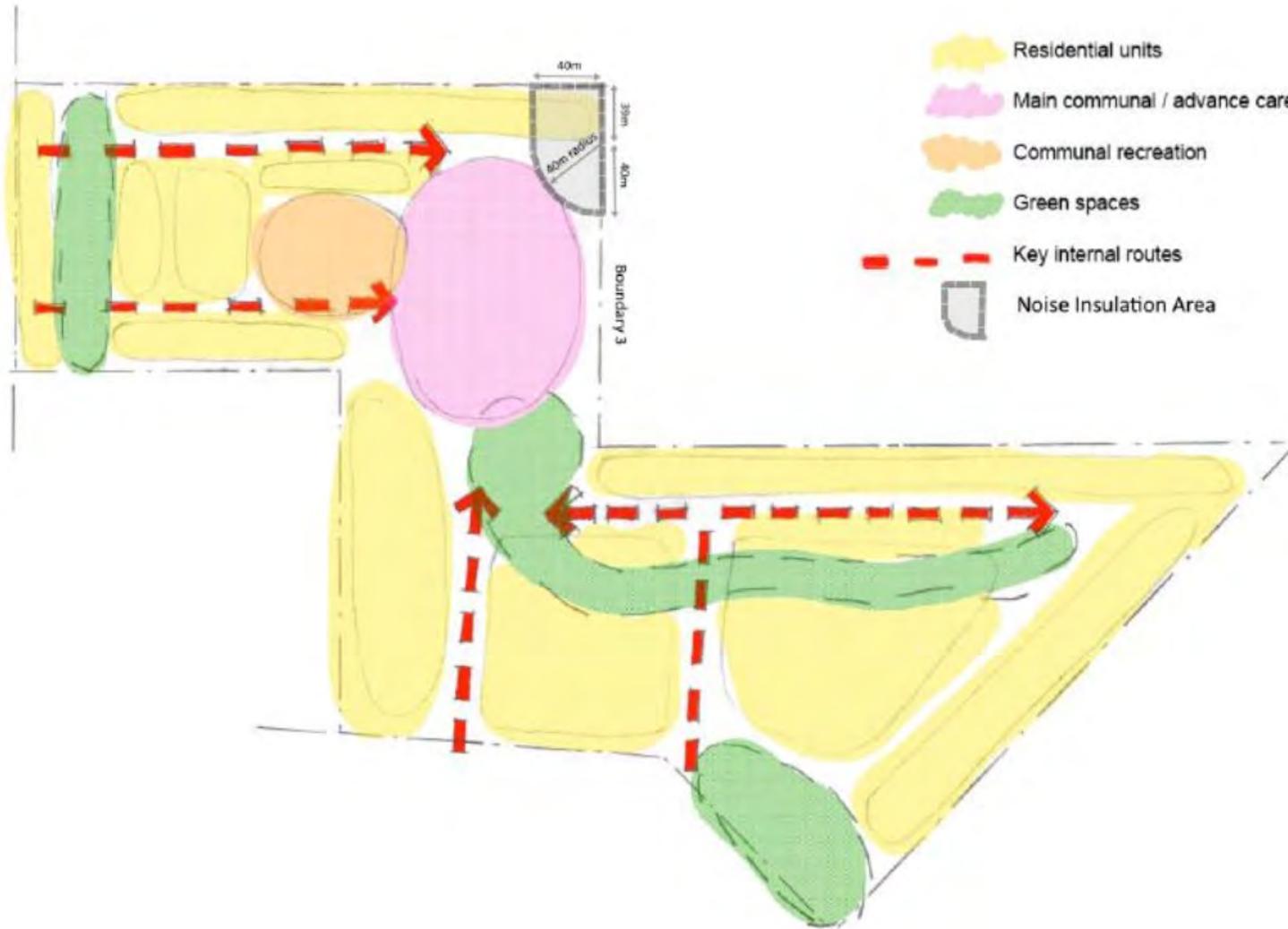
**Non-residential activities**

1. All non-residential activities within The Orchards Retirement Village Character Precinct shall be ancillary to the operation of the retirement village.

Matters of discretion:

1. The effects of non-compliance with the standard.

GRZ Precinct 1 Figure 1: Orchards Retirement Village Indicative Concept Plan



## GRZ - General Residential Zone

### Precinct 2: Greytown Development Precinct

These rules only apply within the Greytown Development Precinct as shown on GRZ Schedule 2 Figure 1: Greytown Development Precinct Structure Plan (Layout Plan).

The Greytown Development Precinct Structure Plan provides the framework to facilitate an integrated approach to residential development and subdivision, promotes the efficient use of infrastructure and avoids, remedies, or mitigates potential adverse effects on natural and physical resources in the area now known as the Greytown Development Precinct and identified in the attached GRZ Precinct 2 Figure 1: Greytown Development Precinct Structure Plan (Layout Plan).

### PREC2 Objectives

PREC2-01	
	<p>Derived through both design principles and consultation, the Greytown Development Precinct Structure Plan has the following objectives:</p> <ul style="list-style-type: none"> <li>a. Integrated resource management across land in different ownership.</li> <li>b. Provision of certainty to landowners and Council.</li> <li>c. The setting of the general layout and form of development recognising owner preferences where possible.</li> <li>d. Achievement of good urban design.</li> <li>e. Coordinated infrastructure provision.</li> <li>f. Setting the level of financial contributions by quantifying the costs of infrastructure, identifying who is responsible for those costs and timeframes.</li> <li>g. Meeting Councils Section 32 of RMA duties by assessing costs, benefits, and alternatives.</li> <li>h. Development that is consistent with the design adopted by the Structure Plan.</li> <li>i. Maintaining Greytown's 'village' and heritage character.</li> <li>j. Maintaining Greytown's landscape character through features including large/mature trees, vegetation, gardens, reserves, and openness.</li> <li>k. Providing for efficient transport connections – enhance how roads, footpaths and walkways and cycling networks work together and link to existing networks including access to buses and trains.</li> <li>l. Allowing for diversity within the area.</li> </ul>

## PREC2 Policies

<b>PREC2-P1</b>	<b>Subdivision and development in the Greytown Development Precinct</b>
To manage the form and pattern of subdivision and development within the Greytown Development Precinct to achieve the objectives of the approved Structure Plan for the area.	

## PREC2 Standards

All buildings and activities within the Greytown Development Precinct shall comply with all General Residential Zone and District-wide permitted activity standards, except where the following standards apply:

<b>PREC2-S1</b>	<b>Vehicle, cycle, and pedestrian connectivity</b>
<ol style="list-style-type: none"> <li>1. A central 'spine' (collector) road, providing for vehicular, cycle, and foot traffic shall connect West Street to Mole Street, with connection points across property boundaries in the locations shown on GRZ Precinct 2 Figure 1: Greytown Development Area Structure Plan (Layout Plan)</li> <li>2. The 'spine' road shall be designed to the standards set out in GRZ Precinct 2 Figure 3: Greytown Development Precinct Structure Plan (Cross Section 1 Spine (Collector) Road).</li> <li>3. The 'spine' road is named "Farley Avenue" in recognition of the historic connection to the Farley Family have with the land, as previous owners, and the location of the Farley Oak tree on West Street near the entrance to the 'spine' road.</li> <li>4. The existing access into the Greytown Development Precinct from West Street (connection point of the 'spine' road onto West Street) shall have a minimum legal road width of 17 metres which is to be covered by a designation for "road" as outlined in in GRZ Precinct 2 Figure 2: Greytown Development Precinct Structure Plan (Designated Road Plan Cross Section AA).</li> <li>5. Vehicle crossings (access points and driveways) off the 'spine' road on the side of the lineal reserve and water race shall be minimised to ensure the continuity of the lineal reserve and water race. Crossings of the water race shall be spaced at a minimum distance of 90 metres, this distance is to be measured from the centre point of each proposed access.</li> <li>6. Access is to be provided from the 'spine' road through to the extension of Westwood Avenue.</li> <li>7. Side roads (local roads) shall form connections from the 'spine' road to Wood Street and Kuratawhiti Street, with connection points across property boundaries in locations on the in GRZ Precinct 2 Figure 1: Greytown Development Precinct Structure Plan (Layout Plan).</li> </ol>	

8. Pedestrian links shall be adequately lit with heritage types streetlights (similar to those in Westwood Avenue or the Main Street Heritage Precinct), with all lighting designed to minimize glare and light pollution to adjoining residential properties, roads, and the night sky.
9. The naming of local roads and right-of-ways within the Greytown Development Precinct should consider the list of road names available from Council upon request.
10. All scheme plans lodged for subdivision development proposals within the Greytown Development Precinct shall provide for connections to adjoining land.
11. Where a continuation of a road link across a property boundary is to be provided in the future, a temporary turnaround shall be provided, unless otherwise authorised by Council as part of a resource consent process.
12. Unless otherwise specified in this design guide, all roads, access, footpaths, and parking shall be designed in accordance with the TR – Transport chapter of the District Plan.

Matters of discretion:

1. The effects of non-compliance with the standard.

<b>PREC2-S2</b>	<b>Reserves</b>
-----------------	-----------------

1. A lineal reserve alongside the 'spine' road shall incorporate a branch of the Moroa Water Race and shall be provided to cater for the recreational needs of residents.
2. The lineal reserve shall be developed with facilities and amenities including a cycle/walking path, plantings of native and exotic plants and trees, lawns, spaced seating, and lighting. Only a limited number of people/vehicle access points shall be permitted to cross the lineal reserve.
3. In the long-term the bunds along the water race shall be planted and street trees shall be established to enhance of the landscape and maintain Greytown's character.

Matters of discretion:

1. The effects of non-compliance with the standard.

<b>PREC2-S3</b>	<b>Site development</b>
-----------------	-------------------------

1. Landowners and developers shall prepare subdivision development proposals that take account of the diversity of housing styles demanded by the residential housing market, so that a range of lots sizes (e.g. smaller lots to cater for single people or elderly couples, and more spacious lots for families with large areas of open space and vegetation) shall be provided within the Greytown Development Precinct.
2. Subdivisions shall be designed to incorporate the roading network and connectivity points shown on GRZ Precinct 2 Figure 1: Greytown Development Precinct Structure Plan (Layout Plan).

3. Unless otherwise specified in this design guide, all development within the Greytown Development Precinct shall be in accordance with the residential development standards of the District Plan.

Matters of discretion:

1. The effects of non-compliance with the standard.

<b>PREC2-S4</b>	<b>Infrastructure and services</b>
-----------------	------------------------------------

1. All mains and services shall be located underground and within road reserve, except as specified in PREC2-S4(5) below.
2. Water supply systems shall interconnect with the ring main around Wood, Mole, Kuratawhiti and West Streets, and Westwood Avenue.
3. Primary stormwater treatment from roads and sites shall be designed to a 100-year return period and primarily managed via soak pits and/or swales.
4. The water race shall be designed and reformed to provide water retention capacity for stormwater control purposes.
5. A new sewer main through 21 Wood Street or in close proximity to that location shall be provided for and covered by an easement or similar instrument.
6. Unless otherwise specified in this design guide, all services shall be designed in accordance with requirements of the District Plan.

Matters of discretion:

1. The effects of non-compliance with the standard.

<b>PREC2-S5</b>	<b>Financial contributions</b>
-----------------	--------------------------------

1. While the existing Financial Contributions framework of the District Plan enables Council to recover funding for the actual costs of providing infrastructure (water supply, wastewater disposal, stormwater disposal), open spaces, and roads/access to the development Council, in line with recent legislative changes, Council proposes to transfer the financial contributions applicable to the Greytown Development Precinct to development levies. This will be done as part of the developing the 2018-2028 Long Term Plan under the Local Government Act. In the interim Council will continue to collect the actual cost of any upgrade to infrastructure, reserves and roads/access necessary to service the development area; and a share of the cost where additional capacity has been created in anticipation of future development through financial contributions.
2. The existing Financial Contributions framework provides the overall context for financial contributions within the Greytown Development Precinct with the actual financial contributions amounts levied (listed below) being based on the actual costs of providing infrastructure, and the works deemed necessary to upgrade Greytown's infrastructure to service the development of the Greytown Development Precinct.

3. The following Financial Contributions will be levied in the Greytown Development Precinct:
- a. Wastewater Disposal: \$10,400 (excluding GST) per allotment created [The cost of upgrading the wastewater system in Greytown was calculated at approximately \$6 million plus GST. This was then divided by the maximum likely number of new residential lots within Greytown. This results in 80% of the wastewater upgrades being funded through financial contributions and 20% through rates. This funding split included the 400 additional lots in the Greytown Development Precinct.]
  - b. Water: \$3249 (excluding GST) per allotment created [As little upgrading of the water supply system is required to accommodate development in the Greytown Development Precinct, the existing financial contributions levied for water, as specified here, will apply.]
  - c. Reserves: 3% of the land value of each allotment created (plus GST) [The total cost of the land required for the Greytown Development Precinct lineal reserve and the lineal reserve development costs including cycle/pedestrian path, landscaping and tree planting, seating and the water race relocation and formation has been calculated at approximately \$710,000 plus GST. The yield of reserve contributions from 3% of the land value of the 400 additional lots in the Greytown Development Precinct is considered sufficient to enable Council to establish the lineal reserve as envisaged.]
  - d. Roothing: 2% of the land value of each allotment created (plus GST), plus \$3260 (excluding GST) per allotment created on properties that are not providing land for either the construction of 'spine' road and/or local roads. [The total cost of upgrading the roading network around the Greytown Development Precinct, including necessary upgrades to Wood Street and Mole Street, the cost of the designation over the access off West Street and the construction costs of the increased width of the 'spine' road has been calculated at approximately \$1.2 million plus GST. This was then divided by the maximum likely number of new residential lots within the Greytown Development Precinct that would not be providing land for roading (estimated at 320 lots). The roading contribution recognises the "public good" component that the 'spine' road and connecting local roads provide to the efficient functioning of the overall Greytown Development Precinct.
4. Unless otherwise specified in this design guide, Section 23: Financial Contributions of the District Plan applies to the Greytown Development Precinct.

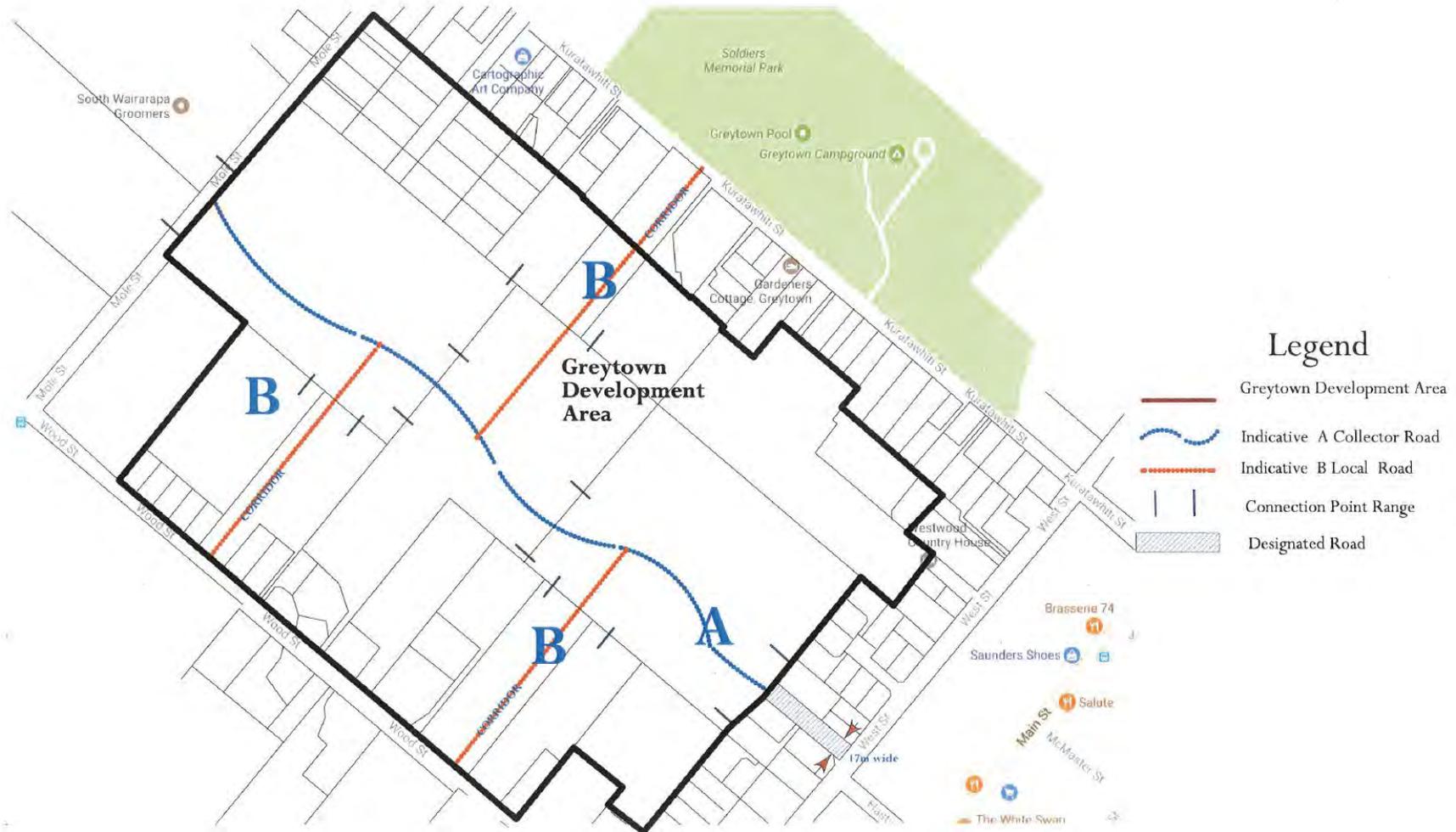
Matters of discretion:

1. The effects of non-compliance with the standard.

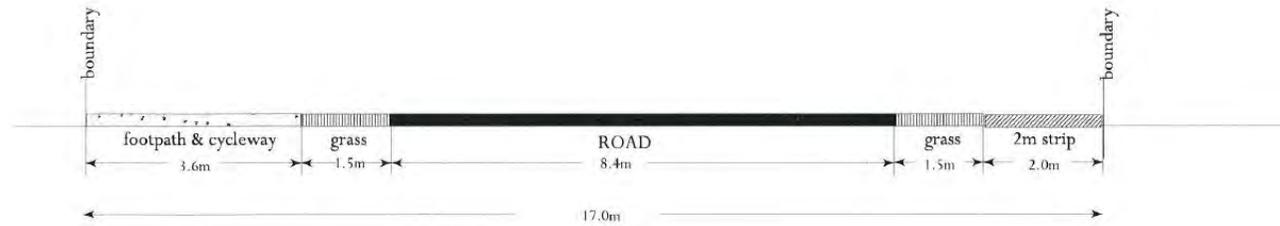
## GRZ Precinct 2 Figure 1: Greytown Development Precinct Structure Plan (Layout Plan)

### Greytown Development Area Structure Plan

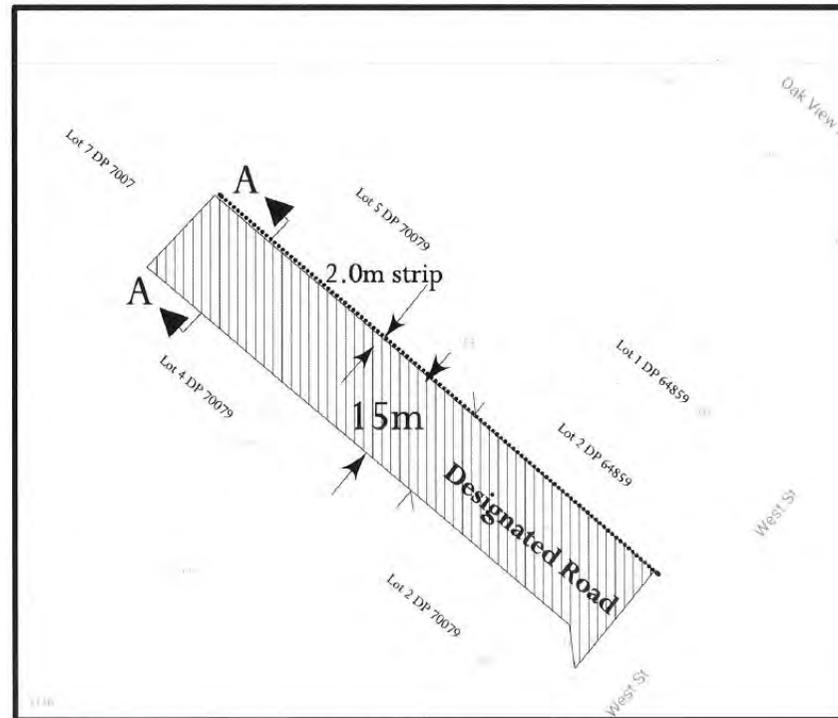
### Layout Plan



## GRZ Precinct 2 Figure 2: Greytown Development Precinct Structure Plan (Designated Road Cross Section AA)



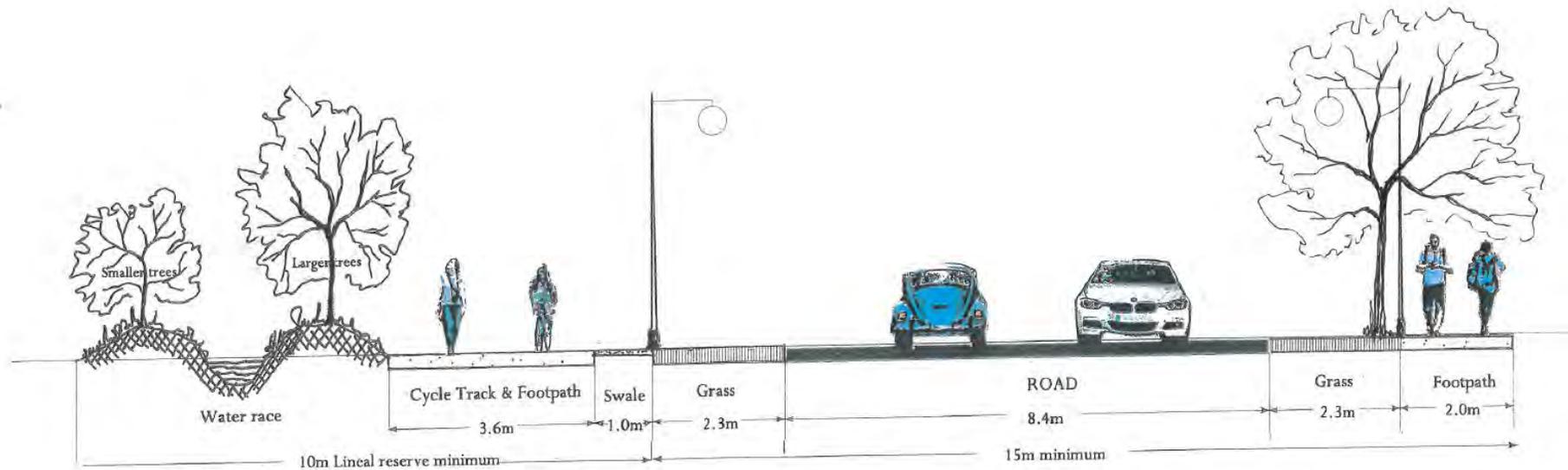
Cross Section A A



## GRZ Precinct 2 Figure 3: Greytown Development Precinct Structure Plan (Cross Section 1)

Greytown Development Area Structure Plan

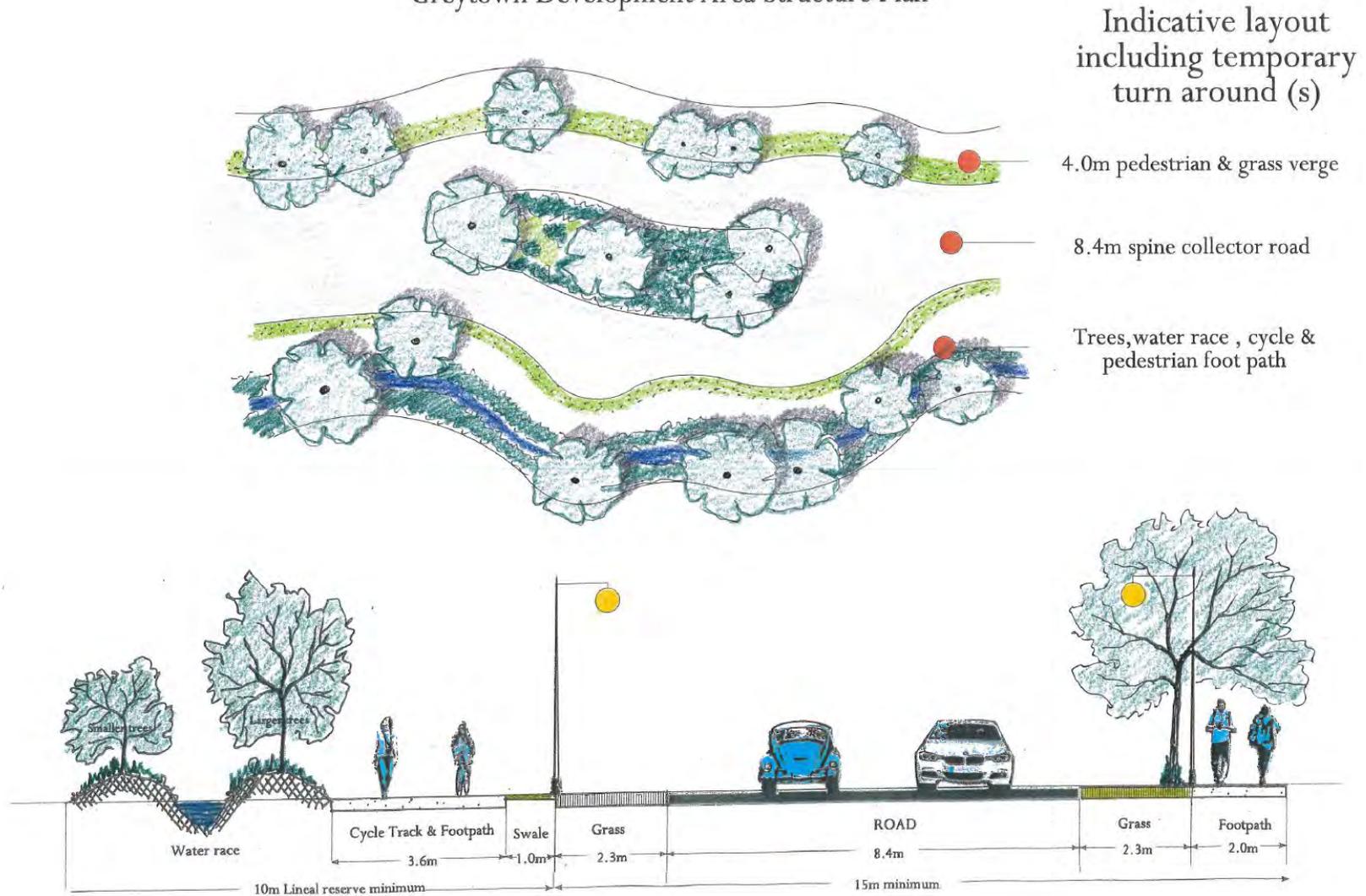
Cross Section 1  
Spine (Collector) Road



Cross Section 1  
Spine (Collector) Road

## GRZ Precinct 2 Figure 4: Greytown Development Precinct Structure Plan (Indicative Layout)

Greytown Development Area Structure Plan



## GRZ Precinct 2 Figure 5: Greytown Development Precinct Structure Plan (Landscape Perspective Plan)

Greytown Development Area Structure Plan

Landscape Perspective Plan



banks to water race also provides detention dam

water race

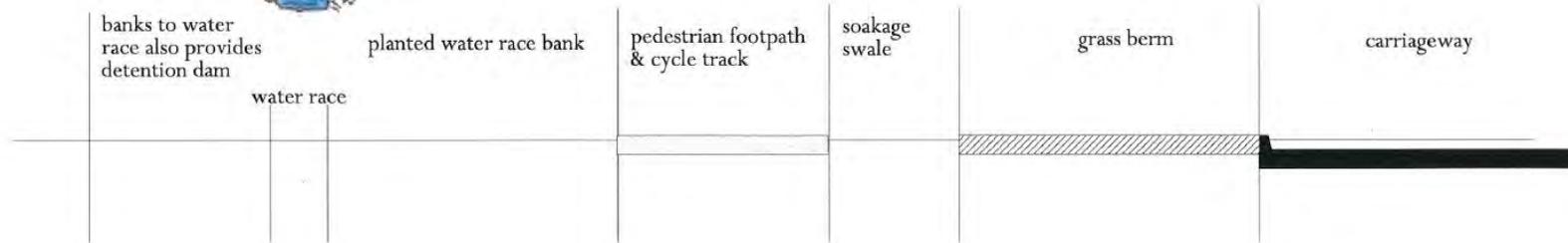
planted water race bank

pedestrian footpath & cycle track

soakage swale

grass berm

carriageway



## GRZ - General Residential Zone

### Precinct 3: Cashmere Oaks Development Precinct

These rules only apply within the Cashmere Oaks Development Precinct as shown on GRZ Schedule 3 Figure 1: Cashmere Oaks Precinct Structure Plan.

### PREC3 Policies

<b>PREC3-P1</b>	<b>Subdivision and development in the Cashmere Oaks Development Precinct</b>
<p>Provide for the development and operation of a retirement village on the land identified as the Cashmere Oaks Development Precinct in GRZ Schedule 3 Figure 1: Cashmere Oaks Outline Plan, subject to such environmental standards as necessary to avoid, remedy, or mitigate any adverse effects.</p>	

### PREC3 Rules

<b>PREC3-R1</b>	<b>Construction and operation of a retirement village</b>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity meets the specifications of GRZ Precinct 3 Figure 1: Cashmere Oaks Outline Plan; and</li> <li>b. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. PREC3-S1;</li> <li>ii. PREC3-S2;</li> <li>iii. PREC3-S3;</li> <li>iv. PREC3-S4; and</li> <li>v. PREC3-S5.</li> </ol> </li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The design, scale, and appearance of all buildings and the creation of visual quality and variety as assessed from the public realm through the separation of buildings, building orientation, and the use of architectural design, detailing, glazing, materials, colour, and landscaping.</li> <li>2. A landscape plan showing the proposed landscaping and screening treatment for the proposal, which shall include:</li> </ol>

	<ul style="list-style-type: none"> <li>i. Street tree and amenity planting, including proposed buffer planting along the northern external boundary of the site;</li> <li>ii. The ability of the proposal to integrate with surrounding land uses with regard to fencing and boundary treatments.</li> <li>iii. Reserves / open space design;</li> <li>iv. Transport network and links (road, pedestrian, and cycling); and</li> <li>v. Stormwater basin and swale design.</li> </ul> <p>3. The provision of adequate supply of water for firefighting in accordance with the Code of Practice SNZ PAS 4509:2008.</p> <p>4. The provision of water supply, wastewater disposal, and stormwater collection and disposal, utilities, and services.</p> <p>5. The safety, effectiveness, and efficiency of transport infrastructure as evidenced by an Integrated Transportation Assessment that addresses:</p> <ul style="list-style-type: none"> <li>i. Rooding, traffic, and road safety, access, and car parking;</li> <li>ii. Improvements and alterations to existing roads;</li> <li>iii. Connectivity, including the configuration and location of pedestrian pathways, cycleways, and vehicle accesses;</li> <li>iv. Safety improvements to the intersection of State Highway 2 and Cashmere Oaks Drive;</li> <li>v. The provision of public transport facilities and infrastructure;</li> <li>vi. The provision of safe pedestrian and cycling access and connections to existing transport corridors, including State Highway 2, and within the site;</li> <li>vii. The management of construction traffic effects; and</li> <li>viii. Outcomes of consultation with Waka Kotahi NZ Transport Agency.</li> </ul> <p>6. Landscaping, screening, and open spaces.</p> <p>7. Signage.</p> <p>8. Earthworks, sediment, and dust management.</p> <p>9. Financial contributions.</p> <p>Notification: An application for resource consent under this rule is precluded from public notification. Limited notification must at least include notice of the application to Waka Kotahi NZ Transport Agency.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with any of the standards PREC3-S1 to PREC3-S5.</li> </ul>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p>

	<p>a. The activity is any other activity that is not otherwise listed a Permitted, Controlled, or Restricted Discretionary activity in PREC3 Rules is a Discretionary activity.</p>
--	---

## Standards

All buildings and activities within the Cashmere Oaks Development Precinct shall comply with all General Residential Zone and District-wide permitted activity standards, except where the following standards apply:

PREC3-S1	Noise and vibration standards	
Indoor railway noise		
1. Within 100m of the legal boundary of a railway network:		
a. Any new building or alteration to an existing building that contains a noise sensitive activity where the building or alteration is designed, constructed, or maintained to achieve indoor design noise levels resulting from the railway not exceeding the maximum values in the following table:		
<b>Building type</b>	<b>Occupation/activity</b>	<b>Maximum railway noise level <math>L_{Aeq(1h)}</math></b>
Residential	Sleeping spaces	35dB
	All other habitable rooms	40dB
Health	Overnight medical care, wards	40dB
	Clinic, consulting rooms, theatres, nurses stations	45dB
; or		
b. Is at least 50m from any railway network and is designed so that a noise barrier completely blocks the line of sight from all parts of doors and windows to all points 3.8m above the railway tracks; or		
c. Is a single-storey framed residential building with habitable rooms designed, constructed, and maintained in accordance with the construction schedule set out in PREC3 Table 1: Construction schedule for indoor noise control.		
Mechanical ventilation		
2. If a building is constructed in accordance with PREC3-S1(1)(c) or if windows must be closed to achieve the design noise levels in PREC3-S1(1)(a), the building shall be designed, constructed, and maintained with a mechanical ventilation system that:		
a. For habitable rooms for a residential activity, achieves the following requirements:		
i. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and		
ii. Is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and		
iii. Provides relief for equivalent volumes of spill air; and		
iv. Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18oC and 25oC; and		

- v. Does not generate more than 35dB  $L_{Aeq(30sec)}$  when measured 1m away from any grille or diffuser.
- b. For other spaces, as determined by a suitably qualified and experienced person.

Indoor railway vibration

3. Any new buildings or alterations to existing buildings containing a noise sensitive activity closer than 60m to the boundary of a railway network:
  - a. Is designed, constructed, and maintained to achieve rail vibration levels not exceeding 0.6mm/s  $v_w,95$ ; or
  - b. Is a single-storey framed residential building with:
    - i. A constant level floor slab on a full-surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and
    - ii. Vibration isolation separating the sides of the floor slab from the ground; and
    - iii. No rigid connections between the building and the ground.
4. A report is submitted to Council demonstrating compliance with PREC3-S1(1) to (3) above (as relevant) prior to construction or alteration of any building containing a noise sensitive activity. In the design:
  - a. Railway noise is assumed to be 64dB  $L_{Aeq(1h)}$  at a distance of 12m from the track, and must be deemed to reduce at a rate of 3dB per doubling of distance up to 40m and 6dB per doubling of distance beyond 40m.

Matters of discretion:

1. The effect of non-compliance with any standard that is not met.

<b>PREC3-S2</b>	<b>Maximum density</b>
-----------------	------------------------

1. For dwellings associated with a retirement village, the total number of dwellings per site shall be limited to that which enables each dwelling to meet the minimum lot area subdivision requirements for that site under SUB-S1.
2. For dwellings not associated with a retirement village, the total number of dwellings per site is limited to one.

<b>PREC3-S3</b>	<b>Maximum height</b>
-----------------	-----------------------

1. The maximum height of the main building used for retirement village or aged care uses shall be 14m above ground level in the area identified as '14m Maximum Height Area' in GRZ Precinct 3 Figure 1: Cashmere Oaks Outline Plan.

Note: for the purposes of this standard, only one building within the 14m Maximum Height Area is permitted to have a maximum height of 14m. All other buildings shall comply with the maximum height of the General Residential Zone.

Matters of discretion:

1. The effects of non-compliance with the standard.

<b>PREC3-S4</b>	<b>Minimum setbacks</b>
<p>1. Buildings or structures must not be located within 3m of the external boundaries of a site.</p> <p>Matters of discretion:</p> <p>1. The effects of non-compliance with the standard.</p>	
<b>PREC3-S5</b>	<b>Stormwater management</b>
<p>1. Stormwater from buildings and hard surfaces from within the retirement village area identified in GRZ Precinct 3 Figure 1: Cashmere Oaks Outline Plan shall be managed and attenuated on-site using low impact urban design measures such that post-development peak flow and total discharge from the site does not exceed a pre-development scenario.</p> <p>2. All stormwater from the site shall be managed and disposed of in accordance with Council Engineering Standards.</p> <p>Matters of discretion:</p> <p>1. The effects of non-compliance with the standard.</p>	
<b>PREC3-S6</b>	<b>Signs</b>
<p>1. Permanent signs must comply with the following:</p> <ol style="list-style-type: none"> <li>A maximum of three signs per frontage with the public road, with a total face area per sign of no more than 4m<sup>2</sup>;</li> <li>The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates;</li> <li>Where a sign is affixed to a building the sign shall comply with the maximum height and setback requirements</li> <li>All signs must comply with the sight distance requirements set out in the TR – Transport chapter;</li> <li>No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device; and</li> <li>No sign shall use reflective materials, be flashing, or moving.</li> </ol> <p>Matters of discretion:</p> <p>1. The effects of non-compliance with the standard.</p>	

**PREC3 Table 1: Construction schedule for indoor noise control**

Elements	Minimum construction for noise control in addition to the requirements of the New Zealand Building Code	
External walls	Wall cavity infill of fibrous insulation, batts or similar (minimum density of 9 km/m <sub>3</sub> )	
	Cladding and internal wall lining complying with either Options A, B, or C below:	
	Option A – Light cladding: timber weatherboard or sheet materials with surface mass between 8kg/m <sub>2</sub> and 30kg/m <sub>2</sub> of wall cladding	Internal lining of minimum 17kg/m <sub>2</sub> plasterboard, such as two layers of 10mm thick high density plasterboard, on resilient/isolating mountings
	Option B – Medium cladding: surface mass between 30kg/m <sub>2</sub> and 80kg/m <sub>2</sub> of wall cladding	Internal lining of minimum 17kg/m <sub>2</sub> plasterboard, such as two layers of 10mm thick high density plasterboard
	Option C – Heavy cladding: surface mass between 80kg/m <sub>2</sub> and 220kg/m <sub>2</sub> of wall cladding	No requirements additional to New Zealand Building Code
Roof / ceiling	Ceiling cavity infill of fibrous insulation, batts or similar (minimum density of 7kg/m <sub>3</sub> )	
	Ceiling penetrations, such as for recessed lighting or ventilation, shall not allow additional noise break-in	
	Roof type and internal ceiling lining complying with either Options A, B, or C below:	
	Option A - Skillion roof with light cladding: surface mass up to 20kg/m <sub>2</sub> of roof cladding	Internal lining of minimum 25kg/m <sub>2</sub> plasterboard, such as two layers of 13mm thick high density plasterboard
	Option B - Pitched roof with light cladding: surface mass up to 20kg/m <sub>2</sub> of roof cladding	Internal lining of minimum 17kg/m <sub>2</sub> plasterboard, such as two layers of 10mm thick high density plasterboard

	Option C - Roof with heavy cladding: surface mass between 20kg/m <sup>2</sup> and 60kg/m <sup>2</sup> of roof cladding	No requirements additional to New Zealand Building Code
Glazed areas	Aluminium frames with full compression seals on opening panes	
	Glazed areas shall be less than 35% of each room floor area	
	<p>Either double-glazing with:</p> <ul style="list-style-type: none"> <li>• a laminated pane of glass at least 6mm thick; and</li> <li>• a cavity between the two panes of glass at least 12mm deep; and</li> <li>• a second pane of glass at least 4mm thick, or</li> <li>• any other glazing with a minimum performance of Rw 33dB.</li> </ul>	
Exterior doors	Exterior door with line-of-sight, to any part of the state highway road surface or to any point 3.8m above railway tracks	Solid core exterior door, minimum surface mass 24kg/m <sup>2</sup> , with edge and threshold compression seals; or other doorset with minimum performance of Rw 30dB
	Exterior door shielded by the building so there is no line-of-sight to any parts of the state highway road surface or any points 3.8m above railway tracks	Exterior door with edge and threshold compression seals

## GRZ Precinct 3 Figure 1: Cashmere Oaks Outline Plan



## SETZ - Settlement Zone

The purpose of the Settlement Zone is to provide for small-scale coastal and rural settlements in the districts. The Settlement Zone largely comprises residential areas along with some *commercial activities* that provide services to local coastal or rural communities. The Settlement Zone also provides for tourist and traveller amenities, such as service stations, food and beverage outlets, and small-scale retail services.

The Settlement Zone applies in the following townships:

- Castlepoint;
- Riversdale;
- Cape Palliser;
- Ngawi;
- Whatarangi;
- Lake Ferry;
- Whāngaimoana; and
- South Featherston.

These townships have limited or no reticulated water services. In the Masterton District, these townships have reticulated wastewater services, but do not have reticulated water or stormwater and must provide for this on-site. In the South Wairarapa district, no reticulated water services are available in these townships and all water servicing must be provided for on site. There are no townships zoned Settlement in the Carterton District.

Note: There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Objectives

<b>SETZ-O1</b>	<b>Purpose of the Settlement Zone</b>
The Settlement Zone predominantly provides larger sites for residential use and enables some community and small-scale commercial uses where they provide services to the local community.	
<b>SETZ-O2</b>	<b>Character and amenity values of the Settlement Zone</b>
Existing settlements are recognised and retain their existing character and amenity values.	

## Policies

<b>SETZ-P1</b>	<b>Enable appropriate and complementary activities in the Settlement Zone</b>
Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for: <ul style="list-style-type: none"> <li>a. predominantly low density <i>residential activities</i> on large sites that accommodate on-site servicing if reticulated <i>infrastructure</i> is not available in the area;</li> <li>b. small-scale <i>commercial</i>, tourism, hospitality, and general store activities that service the local coastal and/or rural communities and visitors; and</li> <li>c. <i>cultural activities, visitor accommodation, reserves, community and educational facilities</i> to meet the needs of local coastal and/or rural communities and visitors.</li> </ul>	
<b>SETZ-P2</b>	<b>Maintain the character and amenity values of existing settlements</b>
Maintain the role, function, and predominant character and amenity values for the zone, particularly activities and structures by: <ul style="list-style-type: none"> <li>a. ensuring the intensity of development is predominantly single detached <i>residential units</i> on single sites, on larger lot sizes, and providing for high quality and spacious on-site amenity;</li> <li>b. maintaining <i>building height</i>, bulk, and form that is in keeping with the character and amenity values of the existing settlements, which includes built character of predominantly 1- to 2-storey <i>residential units</i> within a generally spacious setting;</li> <li>c. maintaining <i>building height</i>, bulk, and location that achieves a reasonable level of sunlight access and privacy and minimises visual dominance effects to the adjoining sites;</li> </ul>	

- d. ensuring development that achieves attractive and safe streets and public open spaces, including by:
  - i. providing for passive surveillance;
  - ii. optimising front yard landscaping; and
  - iii. minimising visual dominance of garage doors;
- e. providing a good standard of internal amenity within sites including useable and accessible outdoor living areas for residents;
- f. providing for non-residential activities where they are compatible with *residential activities* and do not detract from the character of the settlement;
- g. maintaining significant outlooks from within public spaces in the settlements to coastal or rural areas;
- h. providing for pedestrian movement within the settlement, but with minimal use of kerb and channelling, and informal streetscapes as set out in Council's engineering standards; and
- i. providing for low impact on-site *infrastructure* to service *residential* and non-residential activities.

**SETZ-P3****Relocatable buildings**

Provide for relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:

1. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;
2. Ensuring that *relocatable buildings* have the same use as what they were previously designed, built, and used for;
3. Requiring a performance bond as a security measure that reinstatement works will be appropriately completed in a timely manner; and
4. Maintaining and enhancing amenity values of areas by ensuring the adverse effects of *relocatable buildings* are avoided, remedied, or mitigated.

## Rules

SETZ-R1	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. SETZ-S1;</li> <li>ii. SETZ-S2;</li> <li>iii. SETZ-S3;</li> <li>iv. SETZ-S4;</li> <li>v. SETZ-S5;</li> <li>vi. SETZ-S6;</li> <li>vii. SETZ-S7;</li> <li>viii. SETZ-S8;</li> <li>ix. SETZ-S9;</li> <li>x. SETZ-S10; and</li> <li>xi. SETZ-S11.</li> </ul> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with SETZ-R1(1).</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

SETZ-R2	<b><i>Demolition and removal of buildings and structures</i></b>
	<p>1. Activity status: <b>Permitted.</b></p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

SETZ-R3	<b>Relocatable buildings (excluding accessory buildings)</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. SETZ-S1;</li> <li>ii. SETZ-S2;</li> <li>iii. SETZ-S3;</li> <li>iv. SETZ-S4;</li> <li>v. SETZ-S5;</li> <li>vi. SETZ-S6;</li> <li>vii. SETZ-S7;</li> <li>viii. SETZ-S8;</li> <li>ix. SETZ-S9;</li> <li>x. SETZ-S10;</li> <li>xi. SETZ-S11; and</li> <li>xii. SETZ-S12.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SETZ-R3(1).</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in SETZ-P3.</li> <li>2. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> </ul>

SETZ-R4	<b>Residential activities</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. There is one <i>residential unit</i> per site.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SETZ-R4(1).</p>

SETZ-R5	<b>Accessory buildings</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The <i>accessory building</i> is used for associated <i>residential activities</i>; and</li> <li>b. Compliance is achieved with:               <ul style="list-style-type: none"> <li>i. SETZ-S1;</li> <li>ii. SETZ-S2;</li> <li>iii. SETZ-S4;</li> <li>iv. SETZ-S5; and</li> <li>v. SETZ-S7.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SETZ-R5(1)(b).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in SETZ-O1, SETZ-O2, SETZ-P1, and SETZ P2.</li> <li>2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

SETZ-R6	<b>Papakāinga</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:               <ul style="list-style-type: none"> <li>i. SETZ-S1;</li> <li>ii. SETZ-S2;</li> <li>iii. SETZ-S3;</li> <li>iv. SETZ-S4;</li> <li>v. SETZ-S5;</li> <li>vi. SETZ-S6;</li> <li>vii. SETZ-S7;</li> <li>viii. SETZ-S8;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>ix. SETZ-S9;</li> <li>x. SETZ-S10;</li> <li>xi. SETZ-S11; and</li> </ul> <p>b. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m<sup>2</sup> per <i>site</i>.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SETZ-R6(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. The adverse effects on the amenity values of nearby residential properties and public places, including privacy and cumulative effects of other nearby non-residential activities.</li> <li>3. The adverse effects on traffic generation, road safety, parking, and access, including a safe pick-up and drop-off area.</li> <li>4. The extent of impervious surfaces and landscaping.</li> <li>5. <i>Infrastructure</i> requirements.</li> </ul>

<b>SETZ-R7</b>	<b><i>Residential visitor accommodation (excluding visitor accommodation)</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. SETZ-S1;</li> <li>ii. SETZ-S2;</li> <li>iii. SETZ-S3;</li> <li>iv. SETZ-S4;</li> <li>v. SETZ-S5;</li> <li>vi. SETZ-S6;</li> <li>vii. SETZ-S7;</li> <li>viii. SETZ-S8;</li> <li>ix. SETZ-S9;</li> <li>x. SETZ-S10; and</li> <li>xi. SETZ-S11.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p>

	<p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SETZ-R7(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. The intensity and scale of the activity and adverse effects on the amenity of the surrounding area.</li> <li>3. The adverse effects on adjacent residential properties, particularly noise and privacy.</li> </ul>
--	--

SETZ-R8	<i>Home business</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. SETZ-S1;</li> <li>ii. SETZ-S2;</li> <li>iii. SETZ-S3;</li> <li>iv. SETZ-S4;</li> <li>v. SETZ-S5;</li> <li>vi. SETZ-S6;</li> <li>vii. SETZ-S7;</li> <li>viii. SETZ-S8;</li> <li>ix. SETZ-S9;</li> <li>x. SETZ-S10; and</li> <li>xi. SETZ-S11.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SETZ-R8(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

SETZ-R9	<i>Educational facility</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. SETZ-S1;</li> <li>ii. SETZ-S2;</li> <li>iii. SETZ-S3;</li> <li>iv. SETZ-S4;</li> <li>v. SETZ-S5;</li> <li>vi. SETZ-S6;</li> <li>vii. SETZ-S7;</li> <li>viii. SETZ-S8;</li> <li>ix. SETZ-S9;</li> <li>x. SETZ-S10;</li> <li>xi. SETZ-S11; and</li> </ul> </li> <li>b. The activity and primary frontage are located on a site with frontage to a strategic road, arterial road, or collector road identified on the District Planning Maps; and</li> <li>c. The maximum <i>gross floor area</i> of any <i>building</i> occupied by the <i>educational facility</i> is 200m<sup>2</sup> per site.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SETZ-R9(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Whether the activity is compatible with the character of the surrounding neighbourhood.</li> <li>2. The intensity and scale of the activity and adverse effects on the amenity of nearby neighbouring properties and the surrounding neighbourhood, including: <ul style="list-style-type: none"> <li>i. privacy and cumulative effects of other nearby non-residential activities, including noise;</li> <li>ii. hours of operation;</li> <li>iii. loss of landscaping; and</li> <li>iv. methods to mitigate noise for outdoor facilities.</li> </ul> </li> <li>3. Topography, site orientation, and planting.</li> <li>4. The adverse effects on traffic generation, road safety, parking, access, and a safe pick-up and drop-off area, and extent to which the activity internalises adverse effects on the safe and</li> </ul>

	<p>efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.</p> <ol style="list-style-type: none"> <li>5. The extent of impervious surfaces and landscaping.</li> <li>6. Whether the activity is appropriately located on the site or whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre.</li> <li>7. <i>Infrastructure</i> requirements.</li> <li>8. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ol>
--	--

SETZ-R10	Healthcare activity
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. SETZ-S1;</li> <li>ii. SETZ-S2;</li> <li>iii. SETZ-S3;</li> <li>iv. SETZ-S4;</li> <li>v. SETZ-S5;</li> <li>vi. SETZ-S6;</li> <li>vii. SETZ-S7;</li> <li>viii. SETZ-S8;</li> <li>ix. SETZ-S9;</li> <li>x. SETZ-S10;</li> <li>xi. SETZ-S11; and</li> </ol> </li> <li>b. The activity and primary entrance are located on a site with frontage to a strategic road, arterial road, or collector road identified on the District Planning Maps;</li> <li>c. The maximum <i>gross floor area</i> of any <i>building</i> occupied by the <i>healthcare activity</i> is 200m<sup>2</sup> per site; and</li> <li>d. The hours of operation when the site is open to visitors, patients, clients, and deliveries is between the hours of 7.00am – 6.00pm Monday to Saturday.</li> </ol>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SETZ-R10(1).</li> </ol>

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the activity is compatible with the character of the surrounding neighbourhood.</li> <li>2. The intensity and scale of the activity and adverse effects on the amenity of nearby neighbouring properties and the surrounding neighbourhood, including:             <ol style="list-style-type: none"> <li>i. privacy and cumulative effects of other nearby non-residential activities, including noise;</li> <li>ii. hours of operation;</li> <li>iii. loss of landscaping; and</li> <li>iv. methods to mitigate noise for outdoor facilities.</li> </ol> </li> <li>3. Topography, site orientation, and planting.</li> <li>4. The adverse effects on traffic generation, road safety, parking, access, and a safe pick-up and drop-off area, and extent to which the activity internalises adverse effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.</li> <li>5. The extent of impervious surfaces and landscaping.</li> <li>6. Whether the activity is appropriately located on the site or whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre.</li> <li>7. <i>Infrastructure</i> requirements.</li> <li>8. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ol>
--	--

SETZ-R11	<i>Commercial activity</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. SETZ-S1;</li> <li>ii. SETZ-S2;</li> <li>iii. SETZ-S3;</li> <li>iv. SETZ-S4;</li> <li>v. SETZ-S5;</li> <li>vi. SETZ-S6;</li> <li>vii. SETZ-S8;</li> <li>viii. SETZ-S9;</li> <li>ix. SETZ-S10;</li> <li>x. SETZ-S11; and</li> </ol> </li> </ol>

	<p>b. The activity and primary entrance are located on a site with frontage to a transit corridor identified in the District Planning Maps; and</p> <p>c. The maximum <i>gross floor area</i> of any <i>building</i> occupied by the <i>commercial activity</i> is 125m<sup>2</sup> per site.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SETZ-R11(1).</p>

SETZ-R12	<b>Community facility</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. SETZ-S1;</li> <li>ii. SETZ-S2;</li> <li>iii. SETZ-S3;</li> <li>iv. SETZ-S4;</li> <li>v. SETZ-S5;</li> <li>vi. SETZ-S6;</li> <li>vii. SETZ-S7;</li> <li>viii. SETZ-S8;</li> <li>ix. SETZ-S9;</li> <li>x. SETZ-S10;</li> <li>xi. SETZ-S11; and</li> </ul> <p>b. The activity and primary entrance are located on a site with frontage to a transit corridor identified on the District Planning Maps; and</p> <p>c. The maximum <i>gross floor area</i> of the <i>building</i> occupied by the <i>community facility</i> is 200m<sup>2</sup> per site.</p>

	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with SETZ-R12(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the activity is compatible with the character of the surrounding neighbourhood.</li> <li>2. The intensity and scale of the activity and adverse effects on the amenity of nearby neighbouring properties and the surrounding neighbourhood, including:             <ol style="list-style-type: none"> <li>i. privacy and cumulative effects of other nearby non-residential activities, including noise;</li> <li>ii. hours of operation;</li> <li>iii. loss of landscaping; and</li> <li>iv. methods to mitigate noise for outdoor facilities.</li> </ol> </li> <li>3. Topography, site orientation, and planting.</li> <li>4. The adverse effects on traffic generation, road safety, parking, access, and a safe pick-up and drop-off area, and extent to which the activity internalises adverse effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.</li> <li>5. The extent of impervious surfaces and landscaping.</li> <li>6. Whether the activity is appropriately located on the site or whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre.</li> <li>7. <i>Infrastructure</i> requirements.</li> <li>8. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ol>
--	--

SETZ-R13	<i>Minor residential unit</i>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The intensity and scale of the activity and adverse effects on the amenity of the surrounding area.</li> <li>2. The adverse effects on adjacent residential properties, particularly noise and privacy.</li> <li>3. Servicing requirements, particularly whether three waters services can be provided on-site in compliance with Council's engineering standards.</li> </ol>

	4. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
--	---

<b>SETZ-R14</b>	<b><i>Retirement village</i></b>
	1. Activity status: <b>Discretionary</b>

<b>SETZ-R15</b>	<b>Any activity not otherwise listed in this chapter</b>
	1. Activity status: <b>Discretionary</b>

<b>SETZ-R16</b>	<b><i>Industrial activities</i></b>
	1. Activity status: <b>Non-complying</b>

<b>SETZ-R17</b>	<b><i>Rural industry activities</i></b>
	1. Activity status: <b>Non-complying</b>

<b>SETZ-R18</b>	<b>Primary production activities</b>
	1. Activity status: <b>Non-complying</b>

## Standards

SETZ-S1	<b>Maximum height</b>	
<p>The maximum height of any <i>building</i> or <i>structure</i> shall be 10m above <i>ground level</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> </ol>	
SETZ-S2	<b>Maximum height in relation to boundary</b>	
<ol style="list-style-type: none"> <li>1. 3m <i>height</i> at the boundary with a 45° recession plane on all side and rear boundaries.</li> <li>2. This requirement does not apply to <i>common walls</i>, road boundaries, or access legs.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> </ol>	

SETZ-S3	Minimum setbacks
<p>Front boundary setbacks:</p> <ol style="list-style-type: none"> <li>1. <i>Buildings</i> or <i>structures</i> must not be located within 3m of the front boundary of a site; and</li> <li>2. Garages and carports (either separate or integrated into the principal <i>residential unit</i>) must not be located within 5m of the front boundary of a site.</li> </ol> <p>Note: For the purpose of the above rule, only one boundary will be subject to a front boundary setback for corner sites. The remaining boundaries will be treated as side and/or rear boundaries.</p> <p>Side and rear boundary setbacks:</p> <ol style="list-style-type: none"> <li>3. For front sites two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and one boundary shall be subject to a 1.5m setback;</li> <li>4. For rear sites, two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and two boundaries shall be subject to 1.5m setbacks; and</li> <li>5. 0m for common wall boundaries.</li> </ol> <p>Note: For the purpose of the above rule, a front site is a <i>site</i> with a legal road frontage of not less than 10m. A rear site is a <i>site</i> with a legal road frontage of less than 10m. A corner site means a <i>site</i> with two or more legal road frontages of not less than 10m each.</p> <p>Exceptions to side and rear boundary setbacks:</p> <ol style="list-style-type: none"> <li>6. Eaves, porches, balconies, and decks or other minor building features may occupy any part of a required setback, other than the front yard setback, provided they do not encroach by</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and the character of the area.</li> <li>3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy.</li> <li>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</li> <li>5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site.</li> <li>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.</li> <li>7. For the <i>waterbody</i> setbacks, the effects on the values of the <i>waterbody</i>.</li> </ol>

<p>more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length.</p> <ol style="list-style-type: none"> <li>7. Unroofed swimming pools no higher than 1m above <i>ground level</i>.</li> <li>8. Rainwater tanks not exceeding a <i>height above ground level</i> of 1.8m.</li> </ol> <p><i>Waterbody setbacks:</i></p> <ol style="list-style-type: none"> <li>9. 5m from any <i>surface waterbody</i>; and</li> <li>10. 25m from a <i>significant waterbody</i>.</li> </ol> <p>This standard SETZ-S3 does not apply to:</p> <ol style="list-style-type: none"> <li>11. Bridges and river crossings;</li> <li>12. Fences.</li> </ol>	
<b>SETZ-S4</b>	<b><i>Accessory building and minor residential unit setbacks</i></b>
<ol style="list-style-type: none"> <li>1. No <i>accessory building</i> or <i>minor residential unit</i> is to be located in the front boundary building setback.</li> <li>2. No <i>accessory building</i> is to be located within 1.5m of any side or rear boundary.</li> <li>3. Exception: An <i>accessory building</i> or carport attached to a <i>residential unit</i> can infringe on a 1.5m side or rear boundary setback provided it does not occupy more than 25% of the length of the setback along any one boundary.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effect on streetscape character of the area.</li> <li>2. The extent to which the <i>building</i> design can be integrated with the topography, site orientation, and landscaping.</li> <li>3. Whether adequate mitigation of adverse effects can be achieved through the use of landscaping, planting, and/or alternative materials.</li> <li>4. Effect on amenity values of nearby residential properties, including privacy, shading, and sense of enclosure.</li> <li>5. Parking and access, safety, efficiency, and effects on on-street parking and neighbours.</li> </ol>
<b>SETZ-S5</b>	<b><i>Maximum fence height</i></b>
<ol style="list-style-type: none"> <li>1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> </ol>

<p>exceed a <i>height</i> of 1.8m above ground level.</p>	<ol style="list-style-type: none"> <li>2. Visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. The extent to which the additional <i>height</i> is necessary due to the physical constraints of the <i>site</i> or to mitigate noise (including road noise) if the <i>site</i> is located adjacent to a noise-emitting source.</li> <li>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, materials, and/or alternative design.</li> </ol>
<p><b>SETZ-S6</b></p>	<p><b><i>Outdoor living space</i></b></p>
<ol style="list-style-type: none"> <li>1. A minimum area of <i>outdoor living space</i> must be provided as follows:             <ol style="list-style-type: none"> <li>a. per <i>residential unit</i> at ground level: 20m<sup>2</sup> at ground level;</li> <li>b. per <i>minor residential unit</i> at ground level: 20m<sup>2</sup> at ground level;</li> <li>c. per <i>minor residential unit</i> located above ground floor: balcony at least 8m<sup>2</sup> and minimum dimension of 1.8m; or</li> <li>d. per <i>residential unit</i> located above ground floor: balcony at least 8m<sup>2</sup> and minimum dimension of 1.8m.</li> </ol> </li> <li>2. The <i>outdoor living space</i> must:             <ol style="list-style-type: none"> <li>a. be directly accessible from a <i>habitable room</i>;</li> <li>b. be free of <i>buildings</i>, parking spaces, manoeuvring areas, and outdoor utility areas, except for:</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The residential amenity for the occupiers of the <i>residential units</i>.</li> <li>2. Proximity of the <i>residential unit</i> to accessible public open space.</li> <li>3. The accessibility and convenience of the <i>outdoor living space</i> for occupiers.</li> <li>4. Whether adequate sunlight is provided to the <i>outdoor living space</i> throughout the year.</li> <li>5. Whether the balance of open space and <i>buildings</i> will maintain the amenity anticipated for the Settlement Zone.</li> <li>6. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical.</li> </ol>

<ul style="list-style-type: none"> <li>i. eaves up to a maximum of 600mm in width;</li> <li>ii. external gutters or downpipes (including their brackets) up to an additional width of 150mm; or</li> <li>iii. cover to provide shade for sun protection.</li> </ul>	
<b>SETZ-S7</b>	<b>Scale of <i>buildings</i></b>
<p>1. The maximum <i>gross floor area</i> of any single non-residential <i>building</i> or <i>structure</i> is 200m<sup>2</sup>.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Shading and loss of privacy for adjoining sites.</li> <li>3. Visual bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i>, <i>structures</i>, and activities in the surrounding area.</li> <li>5. Effect on streetscape character of the area.</li> <li>6. The extent to which the building design can be integrated with the topography, site orientation, and landscaping.</li> <li>7. Whether the balance of open space and <i>buildings</i> and <i>structures</i> will maintain the amenity anticipated for the Settlement Zone.</li> <li>8. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</li> </ul>

SETZ-S8	Carparking areas	
<p>1. There is to be no contiguous carparking area containing five or more parking spaces (including access and manoeuvring areas) within any residential site.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Parking and access, safety, efficiency, and effects on on-street parking and neighbours.</li> <li>2. Effect on streetscape character of the area.</li> <li>3. The amenity of adjoining sites, including amenity or privacy effects.</li> <li>4. Whether there are topographical or other <i>site</i> constraints that make compliance with the permitted standard impractical.</li> <li>5. The extent to which the design can be integrated with the topography, site orientation, and landscaping.</li> <li>6. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>7. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</li> </ol>	
SETZ-S9	Drinking water supply	
<ol style="list-style-type: none"> <li>1. Where reticulated services are available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Council Engineering Standards</i>.</li> <li>2. Where reticulated services are not available: <ol style="list-style-type: none"> <li>a. All water supply and disposal systems shall be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, <i>Council Engineering Standards</i> and/or Wellington Water standards as applicable.</li> <li>3. The suitability of any alternative means of providing an adequate supply of water for firefighting purposes.</li> </ol>	

<p>alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.</p> <p>b. Where a connection to Council's reticulated system is not available, an onsite firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	<p>4. The suitability of any alternative means of access to the firefighting water supply.</p>
<p><b>SETZ-S10</b></p>	<p><b>Wastewater disposal</b></p>
<p>1. Where reticulated services are available, all buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council Engineering Standards</i>.</p> <p>2. Where reticulated services are not available:</p> <p>a. All wastewater treatment and disposal systems shall be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.</p> <p>b. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</p>	<p>Matters of discretion:</p> <p>1. The suitability of any alternative servicing and infrastructure options.</p> <p>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</p>

GRZ-S11	Stormwater management	
<ol style="list-style-type: none"> <li>1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils, and sealed surfaces, which shall be in accordance with <i>Council Engineering Standards</i>.</li> <li>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council Engineering Standards</i>.</li> <li>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</li> </ol>	
SETZ-S12	Relocatable buildings	
<ol style="list-style-type: none"> <li>1. Building inspection report:             <ol style="list-style-type: none"> <li>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all matters listed below; and</li> <li>b. A building inspection report prepared by a Council Building Officer or other Licenced Building Practitioner shall accompany the building consent application. The report shall identify all reinstatement work required to the exterior of the building and provide an estimate of the cost for the external</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the building is structurally sound, the condition of the building, and the work needed to bring the exterior of the building up to an external visual appearance that is tidy, of an appropriate standard, and is compatible with the other buildings in the vicinity.</li> <li>2. The requirement for any screening and landscape treatment.</li> <li>3. The bulk, design, and location of the building in relation to the requirements of the zone.</li> </ol>	

<p>refurbishment works after relocation; and</p> <p>c. The building shall be placed on permanent foundations approved by the building consent no later than two months from the date the building is moved to the site; and</p> <p>d. All other work required to reinstate the exterior of the building, including painting if required, shall be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and</p> <p>e. The owner of the site on which the relocated building is placed shall certify that the reinstatement work will be completed within the 12-month period. The site owner shall be responsible for ensuring this work is completed.</p> <p>2. The transportation route and any traffic management plans shall be provided to the Council within 10 working days prior to relocating the building.</p> <p>3. Previous use:</p> <p>a. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built, and used as a dwelling or visitor accommodation.</p> <p>4. Performance bond:</p> <p>a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the building inspection report under</p>	<p>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</p> <p>5. The imposition of a performance bond to ensure compliance with the consent conditions.</p>
---	--

performance standard GRZ-S12(2) in cash shall be lodged with the Council along with the application for building consent as a guarantee that external reinstatement works are completed.

- b. The bond shall be lodged in the form of a Deed annexed Appendix 6 to the District Plan.
- c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.

Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e., on a proportional basis).

## GRUZ - General Rural Zone

This chapter contains rules that have legal effect. They are identified with a red gavel symbol  next to the provision reference number.

The General Rural Zone encompasses the largest proportion of the rural area of the Wairarapa and is the largest zone by area. The General Rural Zone is characterised by open landscapes interspersed with *buildings* or *structures*. Typical land cover includes pasture, crops, vines, forestry, and indigenous vegetation. Character and amenity values of the zone include spaciousness, sparsely developed landscape, vegetation cover, and the presence of a productive farming environment.

The General Rural Zone consists of areas used predominantly for *primary production* activities, including *intensive primary production*. The Zone may also be used for a range of activities that support *primary production* activities, including associated *rural industry*, and other activities that require a rural location.

Rural land contained within the General Rural Zone is a significant resource due to the economic value of primary production activities to the Wairarapa, and the associated processing and service industries. This in turn contributes to the vitality of the urban environment of the Wairarapa.

The National Policy Statement for Highly Productive Land directs to protect *highly productive land* for use in *land-based primary production*. *Highly productive land* is situated throughout the General Rural Zone and is at threat of inappropriate land use, subdivision and development. Activities that are not land based primary production are to be carefully managed where they are located on *highly productive land* to ensure the *productive capacity* is protected.

Land surrounding Martinborough is also of particular significance due to the special characteristics of the soils which make it suitable for high value crops such as viticulture, orchards and olives, albeit some of this land is not identified as *highly productive land*. This land, identified on the planning maps as the Martinborough Soils Overlay, is vulnerable to inappropriate land use, subdivision and development due to its close proximity to an urban area. Activities on this land are to be managed to ensure the land can continue to be utilised for high producing crops.

The Wairarapa is increasingly seen as an attractive place to reside. Rural lifestyle living provides a residential choice for people wanting a lifestyle on larger *sites*, with the opportunity to carry out small scale productive activities in a rural setting. The Rural Lifestyle Zone provides opportunities for rural lifestyle living in the Wairarapa. The General Rural Zone provides for further opportunities for rural lifestyle living, in appropriate locations and to an appropriate scale, insofar as it does not risk the loss and fragmentation of the rural character, productive land, and productive potential of the land within the Wairarapa.

Activities and developments typically associated with urban areas are not provided for in the General Rural Zone.

Activities undertaken in the General Rural Zone need to be managed in a way that preserves rural character and productive capacity which is directed through this chapter. In addition, activities also must be undertaken in a way that maintains other significant values that are located within the General Rural Zone. These significant values are largely identified in the district-wide chapters, in particular the Natural Environment topics, which contain specific objective, policies, and rules to manage adverse effects on their values. In addition, the urban water supply protection area as shown in the District Plan Maps identifies a buffer surrounding the Masterton urban water supply. There are no objectives, policies, or rules in the District Plan to manage effects on this water supply; however, consideration should be given to the urban water supply protection area for any activity within close proximity in order to protect the water supply.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Objectives

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

<p>d. interspersed existing <i>rural industry</i> facilities associated with the use of the land for <i>intensive primary production, quarrying activities</i>, and cleanfills; and</p> <p>e. the presence of rural <i>infrastructure</i>, including rural roads, state highways, the National Grid and the on-site disposal of wastewater, and a general lack of urban <i>infrastructure</i>, such as street lighting, solid fences, and footpaths.</p>	
<b>GRUZ-03</b>	<b>Provision for primary production</b>
<p>The productive land and resources of the General Rural Zone support a range of <i>primary production</i> oriented and resource dependent activities.</p>	
<b>GRUZ-04</b>	<b>Enable compatible activities</b>
<p><i>Primary production</i> activities are enabled, and other activities that have a <i>functional need</i> or <i>operational need</i> to be located within the General Rural Zone are enabled where they are not incompatible with <i>primary production</i> activities.</p>	
<b>GRUZ-05</b>	<b>Reverse sensitivity</b>
<p><i>Sensitive activities</i> are designed and located to avoid or mitigate reverse sensitivity effects and incompatibility with <i>primary production</i>, other land uses activities and key transport corridors in the General Rural Zone.</p>	
<b>GRUZ-06</b>	<b>Rural lifestyle</b>
<p>a. Rural lifestyle subdivision and development is managed in a way that avoids additional fragmentation of productive land and its productive potential.</p> <p>b. Opportunities for rural lifestyle subdivision and development in appropriate locations within the General Rural Zone is provided for, insofar as GRUZ-06(a) is met.</p>	
<b>GRUZ-07</b>	<b>Protection of <i>highly productive land</i> and other land with special characteristics</b>
<p>Recognise and protect:</p> <p>a. <i>highly productive land</i>; and</p> <p>b. land that utilises the finite combination of climate and soil characteristics which make it suitable for high value crops including viticulture, orchards and olives.</p>	

## Policies

<b>GRUZ-P1</b>	<b>Compatible activities</b>
----------------	------------------------------

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

**GRUZ-P2**

**Incompatible activities**

Avoid activities and development that:

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

**GRUZ-P3**

**Rural character**

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

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

<b>GRUZ-P4</b>	<b>Avoid inappropriate subdivision</b>
<p>Avoid subdivision in the General Rural Zone that will result in <i>sites</i> that are of a size, scale, or location that is contrary to the anticipated purpose, character, and amenity values of the zone, by:</p> <ul style="list-style-type: none"> <li>a. limiting small lot subdivision within the General Rural Zone to areas where there is limited productive potential and where it does not compromise the use of land for primary production activities; and</li> <li>b. recognising the cumulative effects associated with small lot subdivision on the productive use and potential within the General Rural Zone.</li> </ul>	
<b>GRUZ-P5</b>	<b>Quarrying activities</b>
<p>Manage <i>quarrying activities</i> within the General Rural Zone by:</p> <ul style="list-style-type: none"> <li>a. enabling <i>farm quarries</i>; and</li> <li>b. providing for other <i>quarrying activities</i> where it can be demonstrated that: <ul style="list-style-type: none"> <li>i. the siting and scale of buildings, structures, machinery, stored material, quarried areas, cut faces, and visual screening maintains the character and amenity values of the General Rural Zone;</li> <li>ii. adverse effects to established <i>sensitive activities</i> will be avoided;</li> <li>iii. there are measures to minimise any adverse noise, vibration, traffic, and lighting effects beyond the boundary, including through the use of setbacks, where appropriate;</li> <li>iv. there are measures to mitigate any adverse effects on character and amenity values of the General Rural Zone from the movement of vehicles;</li> <li>v. it avoids or mitigates any adverse effects on the health and wellbeing of surface waterbodies and their margins; and</li> <li>vi. it internalises adverse effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting.</li> </ul> </li> </ul>	
<b>GRUZ-P6</b>	<b>Reverse sensitivity</b>
<p>Avoid or mitigate the potential for reverse sensitivity effects by:</p> <ul style="list-style-type: none"> <li>a. avoiding the establishment of any new <i>sensitive activity</i> near existing <i>intensive primary production, primary production activities, waste management facilities, quarrying activities, and rural industry</i> in circumstances where the new <i>sensitive activity</i> may compromise the operation of the existing activities;</li> <li>b. managing potential reverse sensitivity effects caused by the establishment of new <i>sensitive activities</i> near other <i>primary production activities</i>, including through the use of setbacks and separation distances;</li> <li>c. ensuring adequate separation distances between existing <i>sensitive activities</i> and new <i>intensive primary production activities, quarrying activities, and rural industry</i>; and</li> </ul>	

- d. avoiding *quarry*, landfill, cleanfill area, and mining activities in proximity to urban areas where the amenity values of urban environments would be diminished.

**GRUZ-P7****Martinborough Soils Overlay**

Identify and protect land and buffer areas within the Martinborough Soils Overlay that contain characteristics that:

- a. have unique soil and climatic characteristics suitable for high value crops including viticulture, orchards and olives;
- b. are vulnerable to fragmentation of land and development; and
- c. contribute to the economic and social wellbeing of Martinborough.

**GRUZ-P8****Activities within the Martinborough Soils Overlay**

Manage subdivision, use, and development within the Martinborough Soils Overlay to protect the finite land resource, by:

- a. enabling and promoting *primary production* activities, in particular viticulture;
- b. providing for the activities that are directly associated with *primary production* activities including viticulture by:
  - i. operation of devices used to protect crops from bird and/or frost;
  - ii. temporary events;
  - iii. *rural produce retail* activities;
  - iv. operation of heavy machinery;
  - v. managing the density and location of *residential units*; and
  - vi. avoiding the fragmentation of land which compromises its use for *primary production* activities.

**GRUZ-P9****Highly productive land**

Avoid subdivision, use and development of *highly productive land*, except as provided in the National Policy Statement for Highly Productive Land.

**GRUZ-P10****Relocatable buildings**

Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:

- a. requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;
- b. ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;
- c. requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and

- d. maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.

## Rules

<b>GRUZ-R1</b>	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. GRUZ-S1;</p> <p style="padding-left: 80px;">ii. GRUZ-S2;</p> <p style="padding-left: 80px;">iii. GRUZ-S3; and</p> <p style="padding-left: 80px;">iv. GRUZ-S7.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R1(1).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>

<b>GRUZ-R2</b>	<b><i>Demolition or removal of buildings and structures</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

<b>GRUZ-R3</b>	<b><i>Relocatable buildings (excluding any building that is not to be used as a residential unit)</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. GRUZ-S1;</p> <p style="padding-left: 80px;">ii. GRUZ-S2;</p> <p style="padding-left: 80px;">iii. GRUZ-S3;</p> <p style="padding-left: 80px;">iv. GRUZ-S7;</p>

		v. GRUZ-S8.
		<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R3(1).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters set out in GRUZ-P10.</p> <p style="padding-left: 40px;">2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>

GRUZ-R4	<i>Seasonal worker accommodation</i>	
		<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. GRUZ-S1;</p> <p style="padding-left: 80px;">ii. GRUZ-S2; and</p> <p style="padding-left: 80px;">iii. GRUZ-S3; and</p> <p style="padding-left: 40px;">b. Is used primarily to meet labour requirements for <i>land based primary production</i>;</p> <p style="padding-left: 40px;">c. There is no more than one <i>seasonal worker accommodation building</i> per site;</p> <p style="padding-left: 40px;">d. The <i>gross floor area</i> of the <i>seasonal worker accommodation building</i> is no more than 150m<sup>2</sup>;</p> <p style="padding-left: 40px;">e. The <i>seasonal worker accommodation building</i> is not located on <i>highly productive land</i> or the Martinborough Soils Overlay.</p>
		<p>2. Activity status: <b>Controlled</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with GRUZ-R4(1)(a)-(d); and</p> <p style="padding-left: 40px;">b. Compliance is not achieved with GRUZ-R4(1)(e).</p> <p>Matters of control:</p> <p style="padding-left: 40px;">1. The siting and location of the <i>seasonal worker accommodation building</i>; and</p> <p style="padding-left: 40px;">2. Measures to avoid and minimise any potential loss of <i>highly productive land</i>.</p>

	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R4(1) or GRUZ-R4(2).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. Number of workers accommodation required to enable the <i>land based primary production</i> activity.</li> <li>3. The effect of the intensity and scale of the activity.</li> <li>4. The <i>building</i> design, siting, form, and external appearance is compatible with the General Rural Zone.</li> </ol>
--	--

<b>GRUZ-R5</b>	<b><i>Primary production (excluding quarrying activities, intensive primary production, and rural industry)</i></b>
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b></li> </ol>

<b>GRUZ-R6</b>	<b><i>Agricultural aviation</i></b>
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b></li> </ol> <p>Note: Refer to Noise chapter for rules that relate to the noise associated with <i>agricultural aviation</i>.</p>

<b>GRUZ-R7</b>	<b><i>Residential visitor accommodation (excluding visitor accommodation)</i></b>
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b></li> </ol> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>i. GRUZ-S4; and</li> <li>ii. GRUZ-S7</li> </ol>

	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R7(1).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>
--	---

<b>GRUZ-R8</b>	<b>Residential activities</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. GRUZ-S4; and</p> <p style="padding-left: 80px;">ii. GRUZ-S7; and</p> <p style="padding-left: 40px;">b. Where the <i>site</i> is located within the Martinborough Soils Overlay or within <i>highly productive land</i> the number of <i>residential units</i> must not exceed:</p> <p style="padding-left: 80px;">i. one <i>residential unit</i> per <i>site</i>; and</p> <p style="padding-left: 80px;">ii. one <i>minor residential unit</i> that has a <i>gross floor area</i> of no more than 80m<sup>2</sup> per <i>site</i>.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R8(1)(a).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R8(1)(b).</p>

<b>GRUZ-R9</b>	<b><i>Intensive primary production</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p>

	<p>a. Compliance is achieved with:</p> <p>i. GRUZ-S5.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with GRUZ-R9(1).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>

<b>GRUZ-R10</b>	<b><i>Conservation activities</i></b>
	<p>1. Activity status: <b>Permitted</b></p>

<b>GRUZ-R11</b>	<b><i>Rural produce retail</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. GRUZ-S1;</p> <p>ii. GRUZ-S2;</p> <p>iii. GRUZ-S3; and</p> <p>iv. GRUZ-S6;</p> <p>b. There is no more than one <i>building</i> or <i>structure</i> used for the <i>rural produce retail</i> activity per <i>site</i>;</p> <p>c. The <i>gross floor area</i> is no more than 40m<sup>2</sup>; and</p> <p>d. The activity does not use direct vehicle access to a State Highway.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with GRUZ-R11(1).</p>

<b>GRUZ-R12</b>	<b><i>Quarrying activities</i></b>
	<p>1. Activity status: <b>Permitted</b></p>

	<p>Where:</p> <p>a. It is a <i>farm quarry</i></p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with GRUZ-R12(1);</p> <p>b. There is no processing including crushing, screening, washing, and blending on <i>site</i>; and</p> <p>c. A management plan has been prepared for the operation of the <i>quarrying activity</i>.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The siting and scale of <i>buildings</i> and visual screening to maintain the character and amenity values of the General Rural Zone.</li> <li>2. Adverse noise, vibration, access, dust, and lighting effects.</li> <li>3. Vehicle access design and location.</li> <li>4. Effects on the safe, effective, and efficient functioning of the transport network from the type, number, and time of day of vehicle movements anticipated.</li> <li>5. Adverse effects on character and amenity values of the Zone from the movement of vehicles.</li> <li>6. Adverse effects on visual amenity and character values including use of landscaping.</li> <li>7. Use of industry best practice and management plans, including monitoring and self-reporting.</li> <li>8. Measures to remediate the <i>site</i> following closure of <i>quarrying activities</i>.</li> <li>9. Any bond or financial contributions that to manage any of the effects of other matters of discretion.</li> </ol>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with GRUZ-R12(2).</p>

<b>GRUZ-R13</b>	<b><i>Papakāinga</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>i. GRUZ-S1;</li> </ol>

	<ul style="list-style-type: none"> <li>ii. GRUZ-S2;</li> <li>iii. GRUZ-S3;</li> <li>iv. GRUZ-S4;</li> <li>v. GRUZ-S6; and</li> <li>vi. GRUZ-S7; and</li> </ul> <p>b. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m<sup>2</sup> per <i>site</i>.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GRUZ-R13(1).</li> </ul> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. Whether high quality on-site amenity values can be achieved.</li> <li>3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>4. The extent of impervious surfaces and landscaping.</li> <li>5. Infrastructure requirements.</li> </ol>

<b>GRUZ-R14</b>	<b>Motorised outdoor recreation activities</b>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Hours of operation.</li> <li>2. Frequency of the activity.</li> <li>3. Level and frequency of the noise generated.</li> <li>4. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>5. Location of the activity, including whether it is appropriately located in the General Rural Zone.</li> </ol>

<b>GRUZ-R15</b>	<b>Visitor accommodation (excluding residential visitor accommodation)</b>
	<p>1. Activity status: <b>Discretionary</b></p>

GRUZ-R16	<b>Rural industry</b>
	1. Activity status: <b>Discretionary</b>

GRUZ-R17	<b>Commercial boarding of cats, dogs, and other domestic pets</b>
	1. Activity status: <b>Discretionary</b>

GRUZ-R18	<b>Commercial and industrial activities not otherwise provided for</b>
	<p>1. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. It is not otherwise provided for in the permitted, controlled, and restricted discretionary rules of the General Rural Zone chapter; and</li> <li>b. The <i>gross floor area</i> does not exceed 2,000m<sup>2</sup>.</li> </ul>
	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with Rule GRUZ-R18(1).</li> </ul>

GRUZ-R19	<b>Any activity not otherwise listed in this chapter</b>
	1. Activity status: <b>Discretionary</b>

## Standards

GRUZ-S1	<b>Maximum height</b>	
	<p>1. The maximum height of any <i>building</i> or structure shall be:</p> <ul style="list-style-type: none"> <li>a. 10m above <i>ground level</i> for any <i>residential unit</i>;</li> <li>b. 15m above <i>ground level</i> for any frost protection fan; and</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Visual dominance, shading, and loss of privacy for, <i>residential units</i> on adjacent <i>sites</i>.</li> </ul>

<p>c. 12m above <i>ground level</i> for all other <i>buildings</i> and <i>structures</i>.</p>	<p>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</p> <p>4. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</p> <p>5. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical.</p> <p>6. Any potential electromagnetic effects caused by the structure where it is within 1 km of a radio transmission mast.</p>
<p><b>GRUZ-S2</b></p>	<p><b>Maximum <i>height</i> in relation to boundary</b></p>
<p>1. 3m <i>height</i> at the boundary with a 45° recession plane on all side and rear boundaries.</p>	<p>Matters of discretion:</p> <p>1. The location, design, and appearance of the <i>building</i>.</p> <p>2. Visual dominance, shading, and loss of privacy for, <i>residential units</i> on adjacent <i>sites</i>.</p> <p>3. Bulk and dominance of the <i>building</i>.</p> <p>4. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</p> <p>5. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical.</p>
<p><b>GRUZ-S3</b></p>	<p><b>Minimum setbacks</b></p>
<p>1. <i>Buildings</i> or <i>structures</i> must not be located within:</p> <p>a. 10m of any front road boundary of sealed roads;</p> <p>b. 10m of any other boundary;</p> <p>c. 25m of any front boundary of unsealed roads;</p> <p>d. 25m of any <i>significant waterbody</i>; and</p> <p>e. 10m of any <i>surface waterbody</i>.</p>	<p>Matters of discretion:</p> <p>1. The extent to which <i>building</i> design, siting, and external appearance adversely impacts on rural character and amenity.</p> <p>2. <i>Site</i> topography and orientation and whether the <i>building</i> can be more appropriately located to minimise adverse visual amenity effects or maintain,</p>

<p>2. <i>Residential units</i> must also not be located within:</p> <ol style="list-style-type: none"> <li>40 m of the edge of a plantation forest under separate ownership;</li> <li>300m of a boundary with untreated agricultural effluent disposal areas;</li> <li>300m of an effluent holding pond; and</li> <li>500m of an <i>intensive primary production</i> activity under separate ownership.</li> </ol> <p>Exceptions to boundary setbacks:</p> <ol style="list-style-type: none"> <li>Rainwater tanks with a diameter not exceeding 3.5m and <i>height</i> above <i>ground level</i> not exceeding 3m.</li> <li>GRUZ-S3(1)(b) and GRUZ-S3(1)(c) do not apply to <i>buildings</i> and <i>structures</i> used for <i>rural produce retail</i>.</li> <li>For <i>sites</i> less than 4,500m<sup>2</sup>, accessory <i>buildings</i> may be located up to 1.5m from the side and rear of the boundaries.</li> </ol> <p>This standard GRUZ-S3 does not apply to:</p> <ol style="list-style-type: none"> <li>Bridges and river crossings.</li> <li>Fences.</li> <li>Water intake, pump shed, and any associated water conveyance infrastructure.</li> </ol>	<p>enhance, or restore indigenous biodiversity values.</p> <ol style="list-style-type: none"> <li>Effect on nearby properties, including outlook, privacy, shading, and sense of enclosure.</li> <li>The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the <i>site</i>.</li> <li>The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design.</li> <li>The extent to which the reduction in setback would impact on the future ability for road widening requirements.</li> <li>Methods to avoid or mitigate reverse sensitivity effects.</li> </ol>
<p><b>GRUZ-S4</b> </p>	<p><b>Number of residential units</b></p>
<ol style="list-style-type: none"> <li>For <i>sites</i> comprising less than 40 ha:             <ol style="list-style-type: none"> <li>one <i>residential unit</i> per <i>site</i>; and</li> <li>one <i>minor residential unit</i> per <i>site</i>, where the <i>minor residential unit</i> is located within 30m of the primary <i>residential unit</i> and has a <i>gross floor area</i> of no more than 80m<sup>2</sup>.</li> </ol> </li> <li>For <i>sites</i> comprising of 40 ha or more:             <ol style="list-style-type: none"> <li>two <i>residential units</i> per <i>site</i>; and</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>Whether it can be demonstrated that the <i>residential unit(s)</i> provides ancillary accommodation for landowners and/or workers involved with <i>primary production</i> on <i>sites</i> over 40 ha.</li> <li>Whether the <i>residential unit(s)</i> have been designed to share a single vehicle access point and driveway.</li> </ol>

<p>b. one <i>minor residential unit</i> per <i>site</i>, where the <i>minor residential unit</i> is located within 30m of the primary <i>residential unit</i> and has a <i>gross floor area</i> of no more than 80m<sup>2</sup>.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>1. buildings used for seasonal worker accommodation.</li> </ol>	<ol style="list-style-type: none"> <li>3. The extent to which the <i>residential unit(s)</i> and vehicle access point design, siting, and external appearance adversely affects rural character and amenity.</li> <li>4. <i>Site</i> topography and orientation and whether the <i>residential unit(s)</i> and vehicle access point can be more appropriately located to minimise adverse visual amenity effects.</li> <li>5. Effect on nearby properties, including outlook and privacy.</li> <li>6. Whether the <i>residential unit(s)</i> and the vehicle access point can be more appropriately located to maintain, enhance, or restore indigenous biodiversity values.</li> <li>7. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design.</li> </ol>
<p><b>GRUZ-S5</b></p>	<p><b>Intensive primary production</b></p>
<ol style="list-style-type: none"> <li>1. <i>Intensive primary production</i> must meet the following standards:             <ol style="list-style-type: none"> <li>a. not be located within 500m of an existing <i>residential unit</i> that is under separate ownership;</li> <li>b. not be located within 50m of any <i>site</i> boundary;</li> <li>c. not be located within the Urban Water Supply Protection Areas shown on the Planning Maps;</li> <li>d. no effluent holding pond shall be located within 300m of an existing residential unit that is under separate ownership; and</li> <li>e. not be located within 20m of any surface waterbody.</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The extent to which the nature and scale of activity, including the number and type of animals is consistent with the characteristics of the proposed <i>site</i> and the receiving environment.</li> <li>2. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone.</li> <li>3. The extent to which the activity, including any <i>buildings</i>, compounds, or part of a <i>site</i> used for housing animals are sufficiently designed and located or separated from <i>sensitive activities</i>, <i>residential units</i>, and boundaries of residential zones to avoid adverse effects on residents.</li> </ol>

	<p>4. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values.</p> <p>5. The potential for the activity to produce adverse effects, including dust, noise, odour, and any measures to internalise adverse effects within the <i>site</i>, and any mitigation measures to address effects that cannot be internalised.</p> <p>6. Access and vehicle movements on the <i>site</i> and the safety and efficiency of the roading network.</p>
<b>GRUZ-S6</b>	<b>Transport requirements for <i>rural produce retail</i></b>
<p>1. Must comply with RTS 3: Guidelines for Establishing Rural Selling Places.</p>	<p>There are no matters of discretion for this standard.</p>
<b>GRUZ-S7</b>	<b>On-site services</b>
<p>1. All water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to <i>on-site</i> wastewater systems, or an approved alternative means to dispose of wastewater in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.</p> <p>2. Any wastewater that is to be disposed to ground from any <i>on-site</i> servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</p> <p>3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	<p>Matters of discretion:</p> <p>1. The suitability of any alternative servicing and <i>infrastructure</i> options.</p> <p>2. The relevant standards of Council water bylaws, <i>Council's Engineering Development Standard</i> and/or Wellington Water standards as applicable.</p>

GRUZ-S8	Relocatable buildings	
<p>1. Building Inspection Report</p> <ul style="list-style-type: none"> <li>a. Prior to the <i>building</i> being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and</li> <li>b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and</li> <li>c. The <i>building</i> shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and</li> <li>d. All other work required to reinstate the exterior of any <i>relocatable building</i>, including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all <i>infrastructure</i> services and closing in and ventilation of the foundations; and</li> <li>e. The owner of the site on which the <i>relocatable building</i> is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed.</li> </ul> <p>2. The transportation route and any traffic management plans shall be provided to</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Whether the <i>building</i> is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.</li> <li>2. The requirement for any screening and landscape treatment.</li> <li>3. The bulk, design and location of the <i>building</i> in relation to the requirements of the zone.</li> <li>4. The need for structural repairs and reinstatement of the <i>building</i> and the length of time for completion of that work.</li> <li>5. The imposition of a performance bond to ensure compliance with the consent conditions.</li> </ul>	

the Council no later than 10 working days before relocating the building.

3. Previous Use

- a. Any *relocatable building* intended for use as a *residential unit* or for *visitor accommodation* must have previously been designed, built and used as a *residential unit* or for visitor accommodation.

4. Performance Bond

- a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard GRUZ-S8(2) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.
- b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.
- c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.

Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).

## RLZ – Rural Lifestyle Zone

This chapter contains rules that have legal effect. They are identified with a red gavel symbol  next to the provision reference number.

The purpose of the Rural Lifestyle Zone is to provide an area for rural lifestyle living, while allowing for the nearby Rural Zone's continued function as a productive working zone that is not compromised by ad hoc or sporadic rural lifestyle activities.

The Rural Lifestyle Zone comprises areas identified within the outer edges of Masterton where there is a higher concentration of rural living facilitated through smaller allotment sizes or where there is capacity to accommodate new rural living opportunities. In addition, this land is not suited to conventional residential subdivision because of the absence or limited accessibility of reticulated services. Also, some of this land may have physical limitations to more intensive development such as on-site servicing, topography, ground conditions, instability, or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.

Subdivision, use, and development in the Zone is expected to provide a transition from residential areas to the other rural zones, while retaining a sense of spaciousness and prevailing rural character. This reflects the use of land and *buildings* for *residential activities* and small-scale rural production activities in a rural setting. For this reason, rural lifestyle character and amenity are managed through density and the consideration of *building* locations at the time of subdivision, in addition to the use of *building* setback controls from boundaries. Rural activities and home businesses and activities that are complementary to the rural activities of the *site* are provided for.

Rural lifestyle areas, being close to urban areas, can attract other activities that are not appropriate including: general residential living at urban densities, stand-alone retail or commercial activities, and industrial activities. Such activities are discouraged from the Rural Lifestyle Zone as they can reduce rural character and amenity, and lead to reverse sensitivity and cumulative adverse effects. They also erode the use and function of the Town Centre, Neighbourhood Centre, Residential, Mixed Use, and Industrial Zones.

### Objectives

<b>RLZ-01</b>	<b>Purpose of the Rural Lifestyle Zone</b>
The Rural Lifestyle Zone is used primarily for a residential lifestyle within a rural environment on lots smaller than those of the General Rural Zone, while still providing for <i>primary production</i> to occur.	
<b>RLZ-02</b>	<b>Character of the Rural Lifestyle Zone</b>
The predominant character of the Rural Lifestyle Zone is maintained, which include: <ul style="list-style-type: none"> <li>a. low density residential living on rural lifestyle blocks, characterised by predominantly 1- to 2-storey <i>buildings</i> and high levels of on-site amenity, privacy,</li> </ul>	

<p>and large areas for landscape planting and small-scale <i>primary production</i> activities;</p> <p>b. a diversity of topography and land quality, including land without significant <i>primary production</i> values; and</p> <p>c. a general absence of urban <i>infrastructure</i>.</p>	
<b>RLZ-O3</b>	<b>Enable compatible activities</b>
<p><i>Residential activities</i>, light <i>primary production</i> activities, and ancillary activities that are compatible with the character and amenity values of the Rural Lifestyle Zone are provided for.</p>	

## Policies

<b>RLZ-P1</b>	<b>Compatible activities</b>
<p>Enable <i>residential activities</i>, <i>primary production</i>, and ancillary activities that are compatible with the purpose, character, and amenity values of the Rural Lifestyle Zone.</p>	
<b>RLZ-P2</b>	<b>Incompatible activities</b>
<p>Avoid activities that are incompatible with the purpose, function, and predominant character of the Rural Lifestyle Zone and/or activities that will result in:</p> <ul style="list-style-type: none"> <li>a. reverse sensitivity effects and/or conflict with permitted activities in the Rural Lifestyle Zone and adjacent zones;</li> <li>b. the establishment of <i>commercial</i>, <i>rural industry</i>, or <i>industrial activities</i> in the Rural Lifestyle Zone that are more appropriately located in the Commercial and Mixed Use Zones, Rural Production Zone, or General Industrial Zone;</li> <li>c. urbanisation of the Rural Lifestyle Zone as a consequence of residential development; or</li> <li>d. adverse effects, which cannot be avoided, remedied, or mitigated, on:             <ul style="list-style-type: none"> <li>i. residential activities or <i>primary production</i> activities; and</li> <li>ii. rural lifestyle character and amenity values.</li> </ul> </li> </ul>	
<b>RLZ-P3</b>	<b>Rural lifestyle character</b>
<p>Provide for subdivision, use, and development that supports the purpose, character, and amenity of the Rural Lifestyle Zone, by:</p> <ul style="list-style-type: none"> <li>a. maintaining low density of single detached residential unit on a <i>site</i>, maintaining larger rural lifestyle lot sizes, and providing for high quality and spacious on-<i>site</i> amenity;</li> </ul>	

- b. maintaining *building height* and form that achieves the planned built character of predominantly 1- to 2- storey *residential units, buildings, and structures* within a spacious rural lifestyle setting;
- c. *building height*, bulk, and location maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjacent *sites*;
- d. *buildings* are setback from road and side boundaries to maintain the spacious landscape character of the area;
- e. ensure allotments are of large enough size to:
  - i. be self-sufficient in the provision of on-site water supply, wastewater, and stormwater disposal;
  - ii. be in keeping with the spacious landscape character of the area;
  - iii. not exacerbate any physical limitations such as land instability; and
  - iv. provide for setbacks from primary production activities; and
- f. avoiding, remedying, or mitigating reverse sensitivity effects.

## Rules

RLZ-R1	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:               <ul style="list-style-type: none"> <li>i. RLZ-S1;</li> <li>ii. RLZ-S2; and</li> <li>iii. RLZ-S3.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Where compliance is not achieved with RLZ-R1(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

RLZ-R2	<b><i>Demolition of buildings and structures</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

<b>RLZ-R3</b>	<b><i>Relocatable buildings (excluding any building that is not to be used as a residential unit)</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. GRUZ-S1;</li> <li>ii. GRUZ-S2;</li> <li>iii. GRUZ-S3;</li> <li>iv. GRUZ-S6; and</li> <li>v. GRUZ-S8.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Where compliance is not achieved with RLZ-R3(1).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</p>

<b>RLZ-R4</b> 	<b><i>Residential activities</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. RLZ-S4; and</li> <li>ii. RLZ-S5.</li> </ul>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with RLZ-R4(1).</p>

<b>RLZ-R5</b>	<b><i>Primary production, excluding quarrying activities, intensive primary production, and rural industry</i></b>
	<p>1. Activity status: <b>Permitted</b></p>

<b>RLZ-R6</b>	<b><i>Conservation activities</i></b>
	1. Activity status: <b>Permitted</b>

<b>RLZ-R7</b>	<b><i>Rural produce retail</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="margin-left: 40px;">a. Compliance is achieved with:</p> <p style="margin-left: 80px;">i. RLZ-S1.</p> <p style="margin-left: 80px;">ii. RLZ-S2;</p> <p style="margin-left: 80px;">iii. RLZ-S3; and</p> <p style="margin-left: 80px;">iv. RLZ-S7.</p> <p style="margin-left: 40px;">b. There is no more than one <i>building</i> or <i>structure</i> used for the <i>rural produce retail</i> activity per <i>site</i>.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p style="margin-left: 40px;">a. Compliance is not achieved with RLZ-R7(1).</p>

<b>RLZ-R8</b>	<b><i>Shelterbelts and small woodlots</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="margin-left: 40px;">a. Compliance is achieved with:</p> <p style="margin-left: 80px;">i. RLZ-S7.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p style="margin-left: 40px;">a. Compliance is not achieved with RLZ-R8(1).</p>

RLZ-R9	<i>Home business</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. RLZ-S1;</li> <li>ii. RLZ-S2;</li> <li>iii. RLZ-S3;</li> <li>iv. RLZ-S4; and</li> <li>v. RLZ-S5;</li> </ul> </li> <li>b. No more than 50m<sup>2</sup> of total <i>gross floor area</i> of all <i>buildings</i> on a <i>site</i> is used for the <i>home business</i>;</li> <li>c. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and</li> <li>d. No outdoor storage of goods and materials.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with RLZ-R9(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. Whether the activity is compatible with the character of the surrounding neighbourhood.</li> <li>3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects.</li> <li>4. Effects on the safe, effective, and efficient functioning of the transport network, <i>site</i> access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>5. Whether the activity is appropriately located in the Rural Lifestyle Zone or other more appropriate zone.</li> </ul>

RLZ-R10	<i>Papakāinga</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. RLZ-S1;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>ii. RLZ-S2;</li> <li>iii. RLZ-S3;</li> <li>iv. RLZ-S4; and</li> <li>v. RLZ-S5;</li> </ul> <p>b. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m<sup>2</sup> per <i>site</i>.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with RLZ-R10(1).</li> </ul> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. The adverse effects on the amenity values of nearby residential properties and public places, including privacy and cumulative effects of other nearby <i>non-residential activities</i>.</li> <li>3. The extent to which the activity may adversely impact on traffic generation, road safety, parking, and access, including a safe pick up and drop off area.</li> <li>4. The extent of impervious surfaces and landscaping.</li> <li>5. <i>Infrastructure</i> requirements.</li> </ol>

RLZ-R11	<b><i>Intensive primary production</i></b>
	1. Activity status: <b>Discretionary</b>

RLZ-R12	<b><i>Rural industry</i></b>
	1. Activity status: <b>Discretionary</b>

RLZ-R13	<b>Commercial boarding of cats, dogs, and other domestic pets</b>
	1. Activity status: <b>Discretionary</b>

RLZ-R14	<b><i>Quarrying activities</i></b>
	1. Activity status: <b>Non-complying</b>

RLZ-R15	<b>Commercial and industrial activities not otherwise provided for</b>
	1. Activity status: <b>Non-complying</b>

RLZ-R16	<b>Any activity not otherwise provided for in this chapter</b>
	1. Activity status: <b>Discretionary</b>

## Standards

RLZ-S1	<b>Maximum height</b>	
1. The maximum height of any <i>building</i> or <i>structure</i> shall be 10m.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Visual dominance, shading, and loss of privacy for, <i>residential units</i> on adjacent <i>sites</i>.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> <li>5. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical.</li> </ol>	
RLZ-S2	<b>Maximum height in relation to boundary</b>	
1. 3m <i>height</i> at the boundary with a 45° recession plane on all side and rear boundaries.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i>.</li> <li>2. Visual dominance, shading, and loss of privacy for, <i>residential units</i> on adjacent <i>sites</i>.</li> <li>3. Bulk and dominance of the <i>building</i>.</li> </ol>	

	<p>4. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</p> <p>5. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical.</p>
<p><b>RLZ-S3</b></p>	<p><b>Minimum setbacks</b></p>
<p>1. All <i>buildings</i> and <i>structures</i> must not be located within:</p> <ul style="list-style-type: none"> <li>a. 10m of any boundary;</li> <li>b. 25m of a <i>significant waterbody</i>; and</li> <li>c. 5m of any <i>surface waterbody</i>.</li> </ul> <p>2. <i>Residential units</i> must also not be located within:</p> <ul style="list-style-type: none"> <li>a. 30m from another <i>residential unit</i>, and</li> <li>b. 20m from any other <i>building</i>.</li> </ul> <p>Exceptions to boundary setbacks:</p> <p>3. Rainwater tanks with a diameter not exceeding 3.5m and <i>height</i> above <i>ground level</i> not exceeding 3m.</p> <p>4. Up to two <i>accessory buildings</i> within the boundary setback, with a maximum <i>gross floor area</i> of 10m<sup>2</sup> each.</p> <p>Exceptions to other setbacks:</p> <p>5. RLZ-S3(2)(b) does not apply to a garage from a <i>residential unit</i>.</p> <p>This standard RLZ-S3 does not apply to:</p> <ul style="list-style-type: none"> <li>1. bridges and river crossings.</li> <li>2. fences.</li> <li>3. Water intake, pump shed, and any associated water conveyance <i>infrastructure</i>.</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The extent to which <i>building</i> design, siting, and external appearance adversely impacts on rural lifestyle character and amenity.</li> <li>2. <i>Site</i> topography and orientation and whether the <i>building</i> can be more appropriately located to minimise adverse visual amenity effects or maintain, enhance, or restore indigenous biodiversity values.</li> <li>3. Effect on nearby properties, including outlook, privacy, shading, and sense of enclosure.</li> <li>4. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the <i>site</i>.</li> <li>5. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design.</li> <li>6. The extent to which the reduction in setback would impact on the future ability for road widening requirements.</li> <li>7. Whether the setback may result in conflict and/or reverse sensitivity effects with other permitted activities occurring on adjacent properties.</li> </ul>

<b>RLZ-S4</b> 	<b>Number of residential units</b>	
<p>1. A maximum of:</p> <ol style="list-style-type: none"> <li>a. one <i>residential unit</i> per site; and</li> <li>b. one minor <i>residential unit</i> that has a <i>gross floor area</i> of no more than 80m<sup>2</sup> per site.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the <i>residential unit(s)</i> have been designed to share a single vehicle access point and driveway.</li> <li>2. The extent to which the <i>residential unit(s)</i> and vehicle access point design, siting, and external appearance adversely affects rural lifestyle character and amenity.</li> <li>3. <i>Site</i> topography and orientation and whether the <i>residential unit(s)</i> and vehicle access point can be more appropriately located to minimise adverse visual amenity effects.</li> <li>4. Effect on nearby properties, including outlook and privacy.</li> <li>5. Whether the <i>residential unit(s)</i> and the vehicle access point can be more appropriately located to maintain, enhance, or restore indigenous biodiversity values.</li> <li>6. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design.</li> <li>7. The ability to service the activity including any demand on reticulated services where available.</li> </ol>	
<b>RLZ-S5</b>	<b>On-site services</b>	
<p>1. Wastewater and stormwater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to a septic tank or soakage field or an approved alternative means to dispose of wastewater in a sanitary manner in accordance with Section 5.2.6 of the</p>	<p>There are no matters of discretion for this standard.</p>	

<p>Wellington Water Regional Standard for Water Services May 2019.</p> <ol style="list-style-type: none"> <li>2. Any wastewater that is to be disposed to ground from any <i>on-site</i> servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</li> <li>3. Where there is no connection with the Council's reticulated water supply, the <i>site</i> must have access to a self-sufficient potable water supply, which shall be in accordance with the Council's water policy.</li> <li>4. Where a connection to Council's reticulated system is not available, an onsite firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</li> </ol>	
<p><b>RLZ-S6</b></p>	<p><b>Transport requirements for rural produce retail</b></p>
<p>Must comply with RTS 3: Guidelines for Establishing Rural Selling Places.</p>	<p>There are no matters of discretion for this standard.</p>
<p><b>RLZ-S7</b></p>	<p><b>Shelterbelts and small woodlots</b></p>
<p>Trees associated with <i>shelterbelts and small woodlots</i> must be setback or managed so that they maintain a minimum distance of their own <i>height</i> from any <i>residential unit</i> on an adjoining <i>site</i>, where the <i>building</i> exists at the time of planting.</p>	<p>There are no matters of discretion for this standard.</p>
<p><b>RLZ-S8</b></p>	<p><b>Relocatable buildings</b></p>
<ol style="list-style-type: none"> <li>1. Building Inspection Report             <ol style="list-style-type: none"> <li>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the <i>building</i> is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate</li> </ol>

<p>b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and</p> <p>c. The <i>building</i> shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and</p> <p>d. All other work required to reinstate the exterior of any <i>relocatable building</i>, including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and</p> <p>e. The owner of the site on which the <i>relocatable building</i> is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed.</p> <p>2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the <i>building</i>.</p> <p>3. Previous Use</p> <p>a. Any <i>relocatable building</i> intended for use as a residential unit or for visitor accommodation must have previously been designed, built and</p>	<p>standard, and compatible with other <i>buildings</i> in the vicinity.</p> <p>2. The requirement for any screening and landscape treatment.</p> <p>3. The bulk, design and location of the building in relation to the requirements of the zone.</p> <p>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</p> <p>5. The imposition of a performance bond to ensure compliance with the consent conditions.</p>
---	---

used as a residential unit or for visitor accommodation.

#### 4. Performance Bond

- a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard RLZ-S8(2) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.
- b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.
- c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.

Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).

## NCZ - Neighbourhood Centre Zone

The Neighbourhood Centre Zone provides for small-scale convenience-based business and *retail activities* that serve the day to day needs of the local neighbourhood. The zones allow for a limited range of activities at a scale appropriate to the residential neighbourhoods they are located in.

The Neighbourhood Centre Zone applies to small discrete areas located in residential neighbourhoods in Masterton and to the local shops in Riversdale and Castlepoint.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

### Objectives

<b>NCZ-01</b>	<b>Purpose of the Neighbourhood Centre Zone</b>
The Neighbourhood Centre Zone provides for a limited range of small-scale <i>commercial</i> and <i>community activities</i> that service the needs of the immediate residential neighbourhood.	
<b>NCZ-02</b>	<b>Character and amenity values of the Neighbourhood Centre Zone</b>
Development in neighbourhood centres is of a low to medium density and scale and reflects the character of the surrounding residential neighbourhood. The built environment is well-designed and contributes positively to the residential context.	
<b>NCZ-03</b>	<b>Protection of the Town Centre Zone</b>
The type and scale of activities is limited in the Neighbourhood Centre Zone to ensure they do not undermine the viability and vibrancy of the Town Centre Zone.	
<b>NCZ-04</b>	<b>Interzone management</b>
The effects of use and development within the Neighbourhood Centre Zone are managed within the zone and at the interface with any neighbouring Residential or Open Space and Recreation Zone.	

## Policies

<b>NCZ-P1</b>	<b>Compatible use and development</b>
<p>Allow use and development that is compatible with the purpose, character, and amenity values of the Neighbourhood Centre Zone, where:</p> <ul style="list-style-type: none"> <li>a. the activity services the needs of the surrounding neighbourhood;</li> <li>b. the design and scale of any <i>buildings</i> is of a low to medium density and scale, in keeping with the surrounding residential neighbourhood, and enhances the streetscape;</li> <li>c. there is adequate existing and/or planned <i>infrastructure</i> to service the activity; and</li> <li>d. the activity is not of a scale and nature that it would undermine the purpose, function, and amenity values of the Town Centre Zone.</li> </ul> <p>Compatible activities may include the following (where they can meet the above criteria):</p> <ul style="list-style-type: none"> <li>a. <i>Food and beverage activities</i>;</li> <li>b. <i>Retail activities</i>;</li> <li>c. <i>Healthcare activities</i>; and</li> <li>d. <i>Residential activities</i>.</li> </ul>	
<b>NCZ-P2</b>	<b>Incompatible use and development</b>
<p>Avoid activities, including <i>industrial activities</i>, that are incompatible with the purpose, character, and amenity values of the Neighbourhood Centre Zone.</p>	
<b>NCZ-P3</b>	<b>Residential activities</b>
<p>Provide for <i>residential activity</i> where:</p> <ul style="list-style-type: none"> <li>a. it is located entirely above ground floor or at the rear of a commercial or other permitted activity;</li> <li>b. it does not interrupt or preclude an ongoing active street frontage that provides a positive interface with the public space;</li> <li>c. any <i>residential unit</i> is designed to: <ul style="list-style-type: none"> <li>i. ensure that indoor noise and ventilation levels are appropriate for occupants; and provide amenity for residents in respect to privacy and residential <i>outdoor living space</i>; and</li> <li>ii. <i>reverse sensitivity</i> effects on <i>commercial activities</i> are minimised.</li> </ul> </li> <li>d. it is consistent with the Centres Design Guide.</li> </ul>	

<b>NCZ-P4</b>	<b>Other activities</b>
<p>e. Only allow for activities not covered by NCZ-P1, NCZ-P2, or NCZ-P3 where:</p> <ul style="list-style-type: none"> <li>i. the activity is not of a scale and nature that it would undermine the purpose, function, and amenity values of the Town Centre Zone;</li> <li>ii. any significant adverse effects on character, amenity, pedestrian focused spaces, and <i>reverse sensitivity</i> effects, can be avoided, remedied, or mitigated;</li> <li>iii. the intensity and scale of the activity is of a low to medium density and scale, consistent with the anticipated character and amenity values of the Neighbourhood Centre Zone and the surrounding residential neighbourhood;</li> <li>iv. there is adequate existing and/or planned infrastructure to service the activity;</li> <li>v. the design and location of any parking areas, vehicle access, and servicing arrangements maintain streetscape amenity and does not compromise pedestrian safety; and</li> <li>vi. it is consistent with the Centres Design Guide.</li> </ul>	
<b>NCZ-P5</b>	<b>Managing effects on other areas</b>
<p>Ensure that adverse effects from activities on nearby areas, particularly the Residential and Open Space and Recreation zones, are minimised by requiring:</p> <ul style="list-style-type: none"> <li>a. buildings and structures to be set back from Residential and Open Space and Recreation Zones; and</li> <li>b. screening of <i>outdoor storage areas</i> and servicing areas.</li> </ul>	
<b>NCZ-P6</b>	<b><i>Relocatable buildings</i></b>
<p>Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:</p> <ul style="list-style-type: none"> <li>a. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;</li> <li>b. Ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;</li> <li>c. Requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and</li> <li>d. Maintaining and enhancing the amenity values of areas by ensuring relocatable buildings avoid, remedy or mitigate their adverse effects.</li> </ul>	

## Rules

NCZ-R1	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:               <ul style="list-style-type: none"> <li>i. NCZ-S1;</li> <li>ii. NCZ-S2;</li> <li>iii. NCZ-S3;</li> <li>iv. NCZ-S4;</li> <li>v. NCZ-S5;</li> <li>vi. NCZ-S7;</li> <li>vii. NCZ-S8;</li> <li>viii. NCZ-S9; and</li> </ul> </li> <li>b. For residential units:               <ul style="list-style-type: none"> <li>ix. no more than two <i>residential units</i> occupy the site;</li> <li>x. any <i>residential unit</i> is located entirely above ground floor or at the rear of a commercial or other permitted activity; and</li> <li>xi. compliance is achieved with NCZ-S6.</li> </ul> </li> </ul> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NCZ-R1(1)(a) or (b)(iii).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NCZ-R1(1)(b)(i).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The relevant matters contained in the Centres Design Guide.</li> <li>2. The effect of the intensity and scale of the activity, the building design, siting, form, and external appearance and compatibility with the planned character and residential amenity of the zone and nearby residential properties.</li> <li>3. Site layout and design and consideration of topography, site orientation, and planting.</li> </ul>

	<ol style="list-style-type: none"> <li>4. The effect on amenity values of adjacent residential properties, including privacy, shading, and sense of enclosure.</li> <li>5. Provision of adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each <i>residential unit</i>.</li> <li>6. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>7. Impervious surfaces and landscaping.</li> <li>8. Capacity of existing infrastructure to service the activity, including three waters infrastructure.</li> <li>9. Extent of compliance with any relevant standards and the matters of discretion of any standard that is not met.</li> </ol>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NCZ-R1(1)(b)(ii).</li> </ol>

<b>NCZ-R2</b>	<b>Demolition or removal of <i>buildings</i> and <i>structures</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

<b>NCZ-R3</b>	<b><i>Relocatable buildings (excluding accessory buildings)</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. For residential units:             <ol style="list-style-type: none"> <li>i. no more than two <i>residential units</i> occupy the site; and</li> <li>ii. Any <i>residential unit</i> is located entirely above ground floor or at the rear of a commercial or other permitted activity; and</li> </ol> </li> <li>b. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. NCZ-S1;</li> <li>ii. NCZ-S2;</li> <li>iii. NCZ-S3;</li> <li>iv. NCZ-S4;</li> <li>v. NCZ-S5;</li> <li>vi. NCZ-S6;</li> <li>vii. NCZ-S7;</li> <li>viii. NCZ-S8;</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>i. NCZ-S9; and</li> <li>ii. NCZ-S10.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NCZ-R3(1)(b).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>
	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NCZ-R3(1)(a)(i).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The relevant matters contained in the Centres Design Guide.</li> <li>2. The effect of the intensity and scale of the activity, the building design, siting, form, and external appearance and compatibility with the planned character and residential amenity of the zone and nearby residential properties.</li> <li>3. Site layout and design and consideration of topography, site orientation, and planting.</li> <li>4. The effect on amenity values of adjacent residential properties, including privacy, shading, and sense of enclosure.</li> <li>5. Provision of adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each <i>residential unit</i>.</li> <li>6. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>7. Impervious surfaces and landscaping.</li> <li>8. Capacity of existing infrastructure to service the activity, including three waters infrastructure.</li> <li>9. Extent of compliance with any relevant standards and the matters of discretion of any standard that is not met.</li> </ul>
	<p>4. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NCZ-R3(1)(a)(ii).</li> </ul>

NCZ-R4	<b><i>Residential activities</i></b>
<div style="background-color: #90EE90; width: 10px; height: 100%;"></div>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The <i>residential activity</i> is within a <i>residential unit</i> that complies with NCZ-R1(1) or NCZ-R3(1).</li> </ul>
<div style="background-color: #FF8C00; width: 10px; height: 100%;"></div>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NCZ-R4(1).</li> </ul>

NCZ-R5	<b><i>Food and beverage activities</i></b>
<div style="background-color: #90EE90; width: 10px; height: 100%;"></div>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. NCZ-S5.</li> </ul> </li> </ul>
<div style="background-color: #FFD700; width: 10px; height: 100%;"></div>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NCZ-R5(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters of discretion for NCZ-S5.</li> </ul>

NCZ-R6	<b><i>Retail activities</i></b>
<div style="background-color: #90EE90; width: 10px; height: 100%;"></div>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. <i>Gross floor area</i> is limited to 100m<sup>2</sup>; and</li> <li>b. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. NCZ-S5.</li> </ul> </li> </ul>
<div style="background-color: #FFD700; width: 10px; height: 100%;"></div>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NCZ-R6(1)(b).</li> </ul> <p>Matters of discretion:</p>

	<p>1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</p>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R6(1)(a).</p>

NCZ-R7	<i>Healthcare activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. NCZ-S5.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R7(1).</p> <p>Matters of discretion:</p> <p>1. The matters of discretion for NCZ-S5.</p>

NCZ-R8	<i>Community facilities not including buildings and structures</i>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The adverse effects on the amenity values of nearby residential properties and public places, including:             <ol style="list-style-type: none"> <li>i. privacy and cumulative effects of other nearby non-residential activities;</li> <li>ii. noise;</li> <li>iii. hours of operation; and</li> <li>iv. loss of mature trees and landscaping.</li> </ol> </li> <li>2. Whether high quality on-site amenity values can be achieved.</li> <li>3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>4. The extent of impervious surfaces and landscaping.</li> <li>5. <i>Infrastructure</i> requirements.</li> </ol>

<b>NCZ-R9</b>	<b><i>Business services</i></b>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Intensity and scale of the activity, including hours of operation.</li> <li>2. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>3. Effects on streetscape and character of the zone and the residential area.</li> <li>4. Effects on amenity values of nearby residential properties.</li> <li>5. Whether the activity can be better located in the Town Centre Zone.</li> <li>6. <i>Infrastructure</i> requirements.</li> </ol>

<b>NCZ-R10</b>	<b><i>Trade suppliers</i></b>
	1. Activity status: <b>Discretionary</b>

<b>NCZ-R11</b>	<b><i>Entertainment activities</i></b>
	1. Activity status: <b>Discretionary</b>

<b>NCZ-R12</b>	<b><i>Educational facilities</i></b>
	1. Activity status: <b>Discretionary</b>

<b>NCZ-R13</b>	<b><i>Visitor accommodation</i></b>
	1. Activity status: <b>Discretionary</b>

<b>NCZ-R14</b>	<b><i>Recreation activities</i></b>
	1. Activity status: <b>Discretionary</b>

NCZ-R15	<i>Drive through activities</i>
	1. Activity status: <b>Discretionary</b>

NCZ-R16	<b>Any activity not otherwise listed in this chapter</b>
	1. Activity status: <b>Discretionary</b>

NCZ-R17	<i>Industrial activities</i>
	1. Activity status: <b>Non-complying</b>

## Standards

NCZ-S1	<b>Maximum height</b>	
<p>1. The maximum <i>height</i> of any <i>building</i> or <i>structure</i> shall be 10m above <i>ground level</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> <li>6. The relevant matters contained in the Centres Design Guide.</li> </ol>	
NCZ-S2	<b>Maximum height in relation to boundary</b>	
<p>1. For sites adjoining a Residential or Open Space and Recreation Zone, the <i>building</i> shall meet the height recession requirement for the Residential or Open Space and Recreation Zone in relation to the relevant boundary. This shall not apply to road boundaries.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. Whether an increase in building <i>height</i> results from site constraints or</li> </ol>	

	<p>a response to <i>natural hazard</i> mitigation.</p> <p>6. The relevant matters contained in the Centres Design Guide.</p>
<b>NCZ-S3</b>	<b>Minimum setbacks</b>
<p>1. <i>Buildings</i> or <i>structures</i> must not be located within:</p> <ul style="list-style-type: none"> <li>a. 3m of any boundary with a Residential, Rural, or Open Space and Recreation Zone; or</li> <li>b. 5m of any <i>surface waterbody</i>.</li> </ul> <p>2. Exceptions to boundary setbacks:</p> <ul style="list-style-type: none"> <li>a. Unroofed swimming pools no higher than 1m above <i>ground level</i>.</li> <li>b. Rainwater tanks not exceeding a height above ground level of 1.8m.</li> </ul> <p>3. This standard NCZ-S3 does not apply to:</p> <ul style="list-style-type: none"> <li>a. Bridges and river crossings.</li> <li>b. Fences.</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, design, and appearance of the building or structure.</li> <li>2. Effects on streetscape and the character of the area.</li> <li>3. Effects on the amenity values of adjacent sites, including visual dominance or loss of outlook or privacy.</li> <li>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</li> <li>5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site.</li> <li>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.</li> <li>7. For the surface waterbody setbacks, the effects on the values of the surface waterbody.</li> <li>8. The relevant matters contained in the Centres Design Guide.</li> </ul>
<b>NCZ-S4</b>	<b>Maximum fence <i>height</i></b>
<p>1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a <i>height</i> above <i>ground level</i> of 1.8m.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> </ul>

	<ol style="list-style-type: none"> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. The extent to which the additional <i>height</i> is necessary due to the physical constraints of the <i>site</i> or to mitigate noise (including road noise) if the <i>site</i> is located adjacent to a noise-emitting source.</li> <li>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</li> </ol>
--	--

<b>NCZ-S5</b>	<b><i>Outdoor storage or servicing area screening</i></b>
---------------	---

<ol style="list-style-type: none"> <li>1. Any <i>outdoor storage</i> or servicing area that is:             <ol style="list-style-type: none"> <li>a. more than 10m<sup>2</sup>; and</li> <li>b. visible from a Residential, Open Space and Recreation, Māori Purpose Zone, Future Urban Zone, Rural, or Town Centre or Neighbourhood Centre zoned site, or from a formed public road,</li> </ol>             shall be effectively screened from that site/road. The screening shall comprise either:             <ol style="list-style-type: none"> <li>a. a densely planted buffer of at least 2m width, reaching a <i>height</i> of 1.8m within two years of the activity commencing; or</li> <li>b. a solid fence or wall at least 1.8m in <i>height</i>.</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The extent to which landscaping is able to effectively screen the activity.</li> <li>2. The visual impact of the activity on the streetscape and surrounding environment.</li> <li>3. The overall landscaping provided on the <i>site</i>.</li> <li>4. The relevant matters contained in the Centres Design Guide.</li> </ol>
--	---

<b>NCZ-S6</b>	<b><i>Outdoor living space for residential units</i></b>
---------------	--

<ol style="list-style-type: none"> <li>1. Each <i>residential unit</i> must be provided with an <i>outdoor living space</i> that:             <ol style="list-style-type: none"> <li>a. If above ground floor:</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape.</li> </ol>
---	--

<ul style="list-style-type: none"> <li>i. has a minimum area of 8m<sup>2</sup>;</li> <li>ii. has a minimum dimension of 1.8m; and</li> </ul> <ul style="list-style-type: none"> <li>b. If at ground floor, has a minimum area of 20m<sup>2</sup>; and</li> <li>c. is directly accessible from a habitable room in the <i>residential unit</i> to which it relates.</li> </ul> <p>2. For multi-unit housing, at or above ground floor, outdoor living spaces may be grouped cumulatively by area in one communally accessible location in which case it may be located at ground floor or located directly adjacent to a unit.</p>	<ul style="list-style-type: none"> <li>2. The amenity for the occupiers of the <i>residential units</i>.</li> <li>3. The relevant matters contained in the Centres Design Guide.</li> </ul>
<b>NCZ-S7</b>	<b>Drinking water supply</b>
<p>1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard</i> and/or Wellington Water standards as applicable.</li> </ul>
<b>NCZ-S8</b>	<b>Wastewater disposal</b>
<p>1. All buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard</i>, and/or Wellington Water standards as applicable.</li> </ul>
<b>NCZ-S9</b>	<b>Stormwater management</b>
<p>1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited,</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> </ul>

<p>to structures, compacted soils and sealed surfaces, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p> <p>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p> <p>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</p>	<p>2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard</i>, and/or Wellington Water standards as applicable.</p>
<p><b>NCZ-S10</b></p>	<p><b><i>Relocatable buildings</i></b></p>
<p>4. Building Inspection Report</p> <p>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and</p> <p>b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and</p> <p>c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and</p> <p>d. All other work required to reinstate the exterior of any relocatable</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.</li> <li>2. The requirement for any screening and landscape treatment.</li> <li>3. The bulk, design and location of the building in relation to the requirements of the zone.</li> <li>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</li> <li>5. The imposition of a performance bond to ensure compliance with the consent conditions.</li> </ol>

building, including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and

- e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed.
5. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building.
6. Previous Use
- a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation.
7. Performance Bond
- a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard GIZ-S11(2) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.
  - b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.

- c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.

Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).

## MUZ - Mixed Use Zone

Areas of Mixed Use Zone are generally located on the edge of the General Industrial Zone or Town Centre Zone and adjacent to residential areas. The purpose of the Mixed Use Zone is to provide for a compatible mixture of *commercial, light industrial, residential, recreational, and community activities*.

The Mixed Use Zone provides for *trade supplier activities* that may be unsuited to the Town Centre Zone because of the effects they generate or due to the unavailability of sites large enough to accommodate footprint requirements. Limits on the range and scale of activities in the Mixed Use Zone will ensure the viability and vibrancy of the town centres is not compromised.

Existing *residential activities* form a compatible part of the Mixed Use Zone as commercial and light industrial development has taken into account effects on these activities when establishing. However, over time there is expected to be a transition away from separate *residential uses* and new stand-alone residential development is discouraged.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

### Objectives

<b>MUZ-01</b>	<b>Purpose of the Mixed Use Zone</b>
The Mixed Use Zone provides a compatible mixture of <i>residential, commercial, light industrial, recreational, and community activities</i> .	
<b>MUZ-02</b>	<b>Character and amenity values of the Mixed Use Zone</b>
Mixed use areas provide a safe, accessible, and functional working and complementary residential environment with well-designed buildings and sites that reflect the mix of activities in the zone and contribute positively to and integrate well with the surrounding area.	
<b>MUZ-03</b>	<b>Protection of the Town Centre Zone</b>
The type and scale of activities is limited in the Mixed Use Zone to ensure they do not undermine the viability and vibrancy of the Town Centre Zone.	
<b>MUZ-04</b>	<b>Interzone management</b>
The amenity values of any adjacent Residential or Open Space and Recreation Zone are protected from the adverse effects of activities within the Mixed Use Zone.	

## Policies

<b>MUZ-P1</b>	<b>Compatible use and development</b>
<p>Allow use and development that is compatible with the purpose, character, and amenity values of the Mixed Use Zone, where:</p> <ul style="list-style-type: none"> <li>a. the design and scale of any <i>buildings</i> is compatible with the surrounding area;</li> <li>b. there is adequate existing and/or planned <i>infrastructure</i> to service the activity; and</li> <li>c. the activity is not of a scale and nature that it would undermine the purpose, function, and amenity values of the Town Centre Zone.</li> </ul> <p>Compatible activities may include the following (where they can meet the above criteria):</p> <ul style="list-style-type: none"> <li>a. <i>residential activities</i> consistent with MUZ-P3;</li> <li>b. <i>healthcare activities</i>;</li> <li>c. <i>visitor accommodation</i>;</li> <li>d. <i>industrial activities</i> (excluding <i>noxious or offensive industry</i>);</li> <li>e. <i>community facilities</i>;</li> <li>f. <i>trade suppliers</i>; and</li> <li>g. <i>recreation activities</i>.</li> </ul>	
<b>MUZ-P2</b>	<b>Incompatible use and development</b>
<p>Avoid activities that are incompatible with the purpose, character, and amenity values of the Mixed Use Zone and/or activities that will result in:</p> <ul style="list-style-type: none"> <li>a. the establishment of activities in the Mixed Use Zone if it is more appropriate that they be located in the Town Centre Zone or the General Industrial Zone to achieve the District Plan's objectives and policies;</li> <li>b. <i>reverse sensitivity</i> effects and/or conflict with permitted activities; and/or</li> <li>c. adverse effects that cannot be avoided, or appropriately remedied or mitigated.</li> </ul> <p>Incompatible activities include <i>noxious or offensive industry</i>.</p>	
<b>MUZ-P3</b>	<b>Residential activities</b>
<p>Provide for existing legally established <i>residential activities</i>, and new <i>residential activity</i> where:</p> <ul style="list-style-type: none"> <li>a. the <i>residential unit</i> and activity are a component of and complementary to commercial or other permitted activities on the site and do not comprise a standalone residential development;</li> </ul>	

- b. the *residential unit* and activity is located entirely above ground floor or at the rear of a commercial or other permitted activity;
- c. any *residential unit* is designed to:
  - i. ensure that indoor noise and ventilation levels are appropriate for occupants; and
  - ii. provide amenity for residents in respect to privacy and residential *outdoor living space*;
- d. *reverse sensitivity* effects on commercial and *industrial activities* are minimised; and
- e. it is consistent with the Centres Design Guide.

**MUZ-P4**

**Other activities**

Only allow for other activities not covered by MUZ-P1, MUZ-P2, or MUZ-P3 where:

- a. the commercial viability and vibrancy of the Town Centre Zone is protected by limiting the establishment of out of town centre large-scale commercial development including medium-large-scale retail, *business services*, *entertainment activities*, and *food and beverage activities*;
- b. any significant adverse effects on character, amenity, and *reverse sensitivity* effects, can be avoided, remedied, or mitigated;
- c. the design, intensity, and scale of the activity is consistent with the anticipated character and amenity values of the Mixed Use Zone and the surrounding area;
- d. there is adequate existing and/or planned *infrastructure* to service the activity;
- e. the design and location of any parking areas, vehicle access, and servicing arrangements maintain streetscape amenity and do not compromise pedestrian safety; and
- f. it is consistent with the Centres Design Guide.

**MUZ-P5**

**Managing effects on other areas**

Ensure that adverse effects from activities on nearby areas, particularly the Residential and Open Space and Recreation zones, are minimised by requiring:

- a. *buildings* and *structures* to be set back from Residential, Rural, and Open Space and Recreation zones; and
- b. screening of *industrial activities*, *outdoor storage* areas, and servicing areas.

<b>MUZ-P6</b>	<b><i>Relocatable buildings</i></b>
<p>Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:</p> <ul style="list-style-type: none"> <li>a. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;</li> <li>b. Ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;</li> <li>c. Requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and</li> <li>d. Maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.</li> </ul>	

## Rules

<b>MUZ-R1</b>	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. MUZ-S1;</li> <li>ii. MUZ-S2;</li> <li>iii. MUZ-S3;</li> <li>iv. MUZ-S4;</li> <li>v. MUZ-S6;</li> <li>vi. MUZ-S8;</li> <li>vii. MUZ-S9; and</li> <li>viii. MUZ-S10; and</li> </ul> </li> <li>b. For residential units: <ul style="list-style-type: none"> <li>i. no more than two <i>residential units</i> occupy the site;</li> <li>ii. any <i>residential unit</i> is located entirely above ground floor or at the rear of a commercial or other permitted activity; and</li> <li>iii. compliance is achieved with MUZ-S7; and</li> </ul> </li> <li>c. Any addition or alteration to a <i>residential unit</i> existing at the date of plan notification does not result in an increase in <i>gross floor area</i>.</li> </ul>

	Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with MUZ-R1(1)(a) or (b)(iii) .</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.</p>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with MUZ-R1(1)(b)(i),(ii) or (c).</p>

<b>MUZ-R2</b>	<b>Demolition or removal of <i>buildings</i> and <i>structures</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

<b>MUZ-R3</b>	<b><i>Relocatable buildings (excluding accessory buildings)</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. For residential units:</p> <p style="padding-left: 80px;">i. no more than two residential units occupy the site;</p> <p style="padding-left: 80px;">ii. any residential unit is located entirely above ground floor or at the rear of a commercial or other permitted activity; and</p> <p style="padding-left: 40px;">b. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. MUZ-S1;</p> <p style="padding-left: 80px;">ii. MUZ-S2;</p> <p style="padding-left: 80px;">iii. MUZ-S3;</p> <p style="padding-left: 80px;">iv. MUZ-S4;</p> <p style="padding-left: 80px;">v. MUZ-S6;</p> <p style="padding-left: 80px;">vi. MUZ-S7;</p> <p style="padding-left: 80px;">vii. MUZ-S8;</p> <p style="padding-left: 80px;">viii. MUZ-S9;</p> <p style="padding-left: 80px;">ix. MUZ-S10; and</p> <p style="padding-left: 80px;">x. MUZ-S11.</p>

	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MUZ-R3(1)(b).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standards that is not met.</li> </ul>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MUZ-R3(1)(a).</li> </ul>

MUZ-R4	<i>Residential activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The <i>residential activity</i> is within a <i>residential unit</i> that complies with MUZ-R1(1) or MUZ-R3.</li> </ul>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MUZ-R4(1).</li> </ul>

MUZ-R5	<i>Healthcare activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. MUZ-S6.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MUZ-R5(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

MUZ-R6	<i>Visitor accommodation</i>
<div style="background-color: #90EE90; width: 10px; height: 100%;"></div>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. MUZ-S6.</p>
<div style="background-color: #FFD700; width: 10px; height: 100%;"></div>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with MUZ-R6(1).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>

MUZ-R7	<i>Industrial activities excluding noxious or offensive industry</i>
<div style="background-color: #90EE90; width: 10px; height: 100%;"></div>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. MUZ-S5; and</p> <p style="padding-left: 80px;">ii. MUZ-S6.</p>
<div style="background-color: #FFD700; width: 10px; height: 100%;"></div>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with MUZ-R7(1).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>

MUZ-R8	<i>Community facilities not including buildings and structures</i>
<div style="background-color: #90EE90; width: 10px; height: 100%;"></div>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. MUZ-S6.</p>

	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MUZ-R8(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>
--	--

MUZ-R9	<i>Trade suppliers</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. MUZ-S6.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MUZ-R9(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

MUZ-R10	<i>Recreation activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. MUZ-S6.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MUZ-R10(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

<b>MUZ-R11</b>	<b><i>Emergency service facilities</i></b>
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safe and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>2. Operational noise.</li> <li>3. Amenity effects on adjacent sites and nearby residential zones, and on established residential activities or sensitive activities.</li> <li>4. Hours of operation.</li> <li>5. Operational or functional need to locate in the zone.</li> <li>6. Compatibility with the existing streetscape amenity values.</li> </ol>

<b>MUZ-R12</b>	<b><i>Drive-through activities</i></b>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>2. Operational noise.</li> <li>3. Amenity effects on nearby residential zones, and on established <i>residential activities</i> or <i>sensitive activities</i>.</li> <li>4. Hours of operation.</li> <li>5. Compatibility with the existing streetscape amenity values.</li> </ol>

<b>MUZ-R13</b>	<b><i>Educational facilities</i></b>
	1. Activity status: <b>Discretionary</b>

<b>MUZ-R14</b>	<b><i>Retail activities</i></b>
	1. Activity status: <b>Discretionary</b>

<b>MUZ-R15</b>	<b><i>Food and beverage activities</i></b>
	1. Activity status: <b>Discretionary</b>

<b>MUZ-R16</b>	<b><i>Business services</i></b>
	1. Activity status: <b>Discretionary</b>

<b>MUZ-R17</b>	<b>Any activity not otherwise listed in this chapter</b>
	1. Activity status: <b>Discretionary</b>

<b>MUZ-R18</b>	<b><i>Entertainment activities</i></b>
	1. Activity status: <b>Discretionary</b>

<b>MUZ-R19</b>	<b><i>Noxious or offensive industry</i></b>
<b>All zones</b>	1. Activity status: <b>Non-complying</b>

## Standards

<b>MUZ-S1</b>	<b>Maximum <i>height</i></b>	
<p>1. The maximum <i>height</i> of any <i>building</i> or <i>structure</i> shall be:</p> <ul style="list-style-type: none"> <li>a. 15m above <i>ground level</i> in Featherston, Carterton, and Masterton; and</li> <li>b. 12m above <i>ground level</i> in Greytown and Martinborough.</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or</li> </ul>	

	<p>a response to <i>natural hazard</i> mitigation.</p> <p>6. The relevant matters contained in the Centres Design Guide.</p>
<b>MUZ-S2</b>	<b>Maximum height in relation to boundary</b>
<p>1. For sites adjoining a Residential or Open Space and Recreation Zone, the <i>buildings</i> shall meet the height recession requirement for the Residential Zone or Open Space and Recreation Zone in relation to the relevant boundary. This shall not apply to road boundaries.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from site constraints or a response to <i>natural hazard</i> mitigation.</li> <li>6. The relevant matters contained in the Centres Design Guide.</li> </ol>
<b>MUZ-S3</b>	<b>Minimum setbacks</b>
<ol style="list-style-type: none"> <li>1. <i>Buildings</i> or <i>structures</i> must not be located within:             <ol style="list-style-type: none"> <li>a. 3m of any boundary with a Residential, Rural, or Open Space and Recreation Zone;</li> <li>b. 5m of any <i>surface waterbody</i>; and</li> <li>c. 25m of a <i>significant waterbody</i>.</li> </ol> </li> <li>2. Exceptions to boundary setbacks:             <ol style="list-style-type: none"> <li>a. Unroofed swimming pools no higher than 1m above <i>ground level</i>.</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and the character of the area.</li> <li>3. Effects on the amenity values of adjacent sites, including visual dominance or loss of outlook or privacy.</li> <li>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</li> </ol>

<p>b. Rainwater tanks not exceeding a height above ground level of 1.8m.</p> <p>3. This standard MUZ-S3 does not apply to:</p> <p>a. Bridges and river crossings.</p> <p>b. Fences.</p>	<p>5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site.</p> <p>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.</p> <p>7. For the surface waterbody setbacks, the effects on the values of the surface waterbody.</p> <p>8. The relevant matters contained in the Centres Design Guide.</p>
<p><b>MUZ-S4</b></p>	<p><b>Maximum fence <i>height</i></b></p>
<p>1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a <i>height above ground level</i> of 1.8m.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. The extent to which the additional <i>height</i> is necessary due to the physical constraints of the <i>site</i> or to mitigate noise (including road noise) if the <i>site</i> is located adjacent to a noise-emitting source.</li> <li>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</li> </ol>
<p><b>MUZ-S5</b></p>	<p><b>Screening of <i>industrial activities</i></b></p>
<p>1. An <i>industrial activity</i> shall provide screening from any Residential, Open Space and Recreation, Rural, or</p>	<p>Matters of discretion:</p>

<p>Commercial and Mixed Use zoned site that is adjoining or opposite (across a road). The screening shall comprise either:</p> <ol style="list-style-type: none"> <li>a. a densely planted buffer of at least 2m width, reaching a <i>height</i> of 1.8m within two years of the industrial activity commencing; or</li> <li>b. a solid fence or wall at least 1.8m in <i>height</i>.</li> </ol>	<ol style="list-style-type: none"> <li>1. The extent to which landscaping is able to effectively screen the activity.</li> <li>2. The visual impact of the <i>industrial activity</i> on the streetscape and surrounding environment.</li> <li>3. The overall landscaping provided on the <i>site</i>.</li> </ol>
<p><b>MUZ-S6</b></p>	<p><b><i>Outdoor storage or servicing area screening</i></b></p>
<ol style="list-style-type: none"> <li>1. Any <i>outdoor storage</i> or servicing area that is:             <ol style="list-style-type: none"> <li>a. more than 10m<sup>2</sup>; and</li> <li>b. visible from a Residential, Open Space and Recreation, Māori Purpose Zone, Future Urban Zone, Rural, or Town Centre or Neighbourhood Centre zoned site or from a formed public road,</li> </ol> <p>shall be effectively screened from that site/road. The screening shall comprise either:</p> <ol style="list-style-type: none"> <li>a. a densely planted buffer of at least 2m width, reaching a height of 1.8m within two years of the activity commencing; or</li> <li>b. a solid fence or wall at least 1.8m in <i>height</i>.</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The extent to which landscaping is able to effectively screen the activity.</li> <li>2. The visual impact of the activity on the streetscape and surrounding environment.</li> <li>3. The overall landscaping provided on the <i>site</i>.</li> <li>4. The relevant matters contained in the Centres Design Guide.</li> </ol>
<p><b>MUZ-S7</b></p>	<p><b><i>Outdoor living space for residential units</i></b></p>
<ol style="list-style-type: none"> <li>1. Each residential unit must be provided with an outdoor living space that:             <ol style="list-style-type: none"> <li>a. If above ground floor:                 <ol style="list-style-type: none"> <li>i. has a minimum area of 8m<sup>2</sup>;</li> <li>ii. has a minimum dimension of 1.8m; and</li> </ol> </li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape.</li> <li>2. The amenity for the occupiers of the <i>residential units</i>.</li> <li>3. The relevant matters contained in the Centres Design Guide.</li> </ol>

<p>b. If at ground floor, has a minimum area of 20m<sup>2</sup>; and</p> <p>c. is directly accessible from a <i>habitable room</i> in the <i>residential unit</i> to which it relates.</p> <p>2. For multi-unit housing, at or above ground floor, outdoor living spaces may be grouped cumulatively by area in one communally accessible location, in which case it may be located at ground floor, or located directly adjacent to a unit.</p>	
<b>MUZ-S8</b>	<b>Drinking water supply</b>
<p>1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard</i> and/or Wellington Water standards as applicable.</li> </ol>
<b>MUZ-S9</b>	<b>Wastewater disposal</b>
<p>1. All buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard</i>, and/or Wellington Water standards as applicable.</li> </ol>
<b>MUZ-S10</b>	<b>Stormwater management</b>
<p>1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard</i>, and/or</li> </ol>

<p>accordance with <i>Council's Engineering Development Standard</i>.</p> <p>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p> <p>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</p>	<p>Wellington Water standards as applicable.</p>
<p><b>MUZ-S11</b></p>	<p><b>Relocatable buildings</b></p>
<p>1. Building Inspection Report</p> <p>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and</p> <p>b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and</p> <p>c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and</p> <p>d. All other work required to reinstate the exterior of any relocatable building, including painting if required, shall be completed within</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.</li> <li>2. The requirement for any screening and landscape treatment.</li> <li>3. The bulk, design and location of the building in relation to the requirements of the zone.</li> <li>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</li> <li>5. The imposition of a performance bond to ensure compliance with the consent conditions.</li> </ol>

twelve months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and

- e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed.
2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building.
  3. Previous Use
    - a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation.
  4. Performance Bond
    - a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard GIZ-S11(2) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.
    - b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.
    - c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and

confirmed compliance with external reinstatement requirements.

Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).

## TCZ - Town Centre Zone

This chapter contains rules that have legal effect. They are identified with a red gavel symbol  next to the provision reference number.

This zone applies to the town centres in Masterton, Carterton, Greytown, Featherston, and Martinborough. The town centres function as the principal commercial and community hubs for their surrounding residential and rural communities. The town centres have the highest density of development.

Carterton and the South Wairarapa towns are generally characterised by 1-2 storey buildings adjacent to the footpath, with verandas and retail display windows. Each of the towns has a unique character that is largely derived from their historic heritage, where the architectural and aesthetic values are particularly important to retain and enhance in the management of these town centres.

Masterton, as the largest urban area in the Wairarapa, has a larger central commercial zone. The town centre, centred on Queen Street, is largely contained within two major streets (Chapel and Dixon), and most recent retail development has been well accommodated within this area, with adequate capacity for further development.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

### Objectives

<b>TCZ-01</b>	<b>Purpose of the Town Centre Zone</b>
Town centres are the principal focal point of a community and provide vibrant areas where a range of appropriately scaled <i>commercial, community, cultural, and recreational activities</i> are enabled.	
<b>TCZ-02</b>	<b>Character and amenity values of the Town Centre Zone</b>
Town centres are safe and attractive urban environments, containing well-designed <i>structures</i> that contribute positively to a sense of place, provide community focal points, and are of low- to medium-density scale.	
<b>TCZ-03</b>	<b>Accessible and safe environments</b>
Town centres provide an accessible and safe environment for people to live, work, and play.	

<b>TCZ-04</b>	<b>Interzone management</b>
The amenity values of any adjacent Residential or Open Space and Recreation Zone are protected from the adverse effects of activities within the Town Centre Zone.	
<b>TCZ-05</b>	<b>Masterton town centre</b>
Masterton's town centre is the principal retail and servicing area of the Wairarapa and is the primary location for a wide range of <i>retail</i> and <i>business service activities</i> of varying scales.	
<b>TCZ-06</b>	<b>Carterton town centre</b>
Carterton's town centre enables new and innovative design that complements the surrounding streetscape while providing for diversity in <i>building</i> form, use, and appearance.	
<b>TCZ-07</b>	<b>Active street frontages</b>
The areas identified as active street frontages are attractive pedestrian-oriented focal points for Masterton and Carterton's town centres.	
<b>TCZ-08</b>	<b>South Wairarapa town centres - values</b>
The special characteristics and historic heritage values of the town centres of Featherston, Greytown, and Martinborough are maintained and enhanced.	
<b>TCZ-09</b>	<b>South Wairarapa town centres - activities</b>
A range of <i>commercial activities</i> and other compatible activities are provided for within the town centres of Featherston, Greytown, and Martinborough.	

## Policies

<b>TCZ-P1</b>	<b>Compatible use and development</b>
<p>Allow use and development that is compatible with the purpose, character, and amenity values of the Town Centre Zone, where:</p> <ol style="list-style-type: none"> <li>a. the activity services the needs of the local community;</li> <li>b. the design and scale of any <i>buildings</i> enhances the streetscape; and</li> <li>c. there is adequate existing and/or planned <i>infrastructure</i> to service the activity.</li> </ol> <p>Compatible activities may include the following (where they can meet the above criteria):</p>	

- a. Commercial activities, including retail, business services, and food and beverage activities;
- b. Community facilities;
- c. Entertainment activities;
- d. Educational facilities;
- e. Healthcare activities; and
- f. Visitor accommodation.

<b>TCZ-P2</b>	<b>Incompatible use and development</b>
---------------	---

Avoid activities that are incompatible with the purpose, character, and amenity values of the Town Centre Zone.

Incompatible activities include:

- a. *Industrial activities*;
- b. *Primary production*;
- c. Rural industry; and
- d. *Drive-through activities* on active street frontages and historic heritage precincts within the Town Centre Zone.

<b>TCZ-P3</b>	<b>Residential activities</b>
---------------	-------------------------------

Provide for *residential activity* where:

- a. it is located entirely above ground floor or at the rear of a *commercial activity* or other permitted activity;
- b. it does not interrupt or preclude an ongoing active street frontage that provides a positive interface with the public space;
- c. any *residential unit* is designed to:
  - i. ensure that indoor noise and ventilation levels are appropriate for occupants; and
  - ii. provide amenity for residents in respect to privacy and residential *outdoor living space*;
- d. *reverse sensitivity* effects on *commercial activities* are minimised; and
- e. it is consistent with the Centres Design Guide.

<b>TCZ-P4</b>	<b>Other activities</b>
---------------	-------------------------

Only allow for other activities, including larger-scale activities, where:

- a. any significant adverse effects on character, amenity, pedestrian focused spaces, and *reverse sensitivity* effects, can be avoided, remedied, or mitigated;
- b. the intensity and scale of the activity is consistent with the anticipated character and amenity values of the Town Centre Zone and the surrounding area; and
- c. the design and location of any parking areas, vehicle access, and servicing arrangements maintain streetscape amenity and do not compromise pedestrian safety.

<b>TCZ-P5</b>	<b>Managing effects on other zones</b>
---------------	--

New development in the Town Centre Zone complements the amenity of adjacent areas, particularly Residential and Open Space Zones.

<b>TCZ-P6</b>	<b>Town centre vibrancy</b>
---------------	-----------------------------

Protect the commercial viability and vibrancy of the town centres by limiting out of town centre large-scale commercial development.

<b>TCZ-P7</b>	<b>Masterton town centre</b>
---------------	------------------------------

Within Masterton town centre:

- a. Recognise and protect the pedestrian environment of Masterton's town centre by maintaining active street frontages, including controlling the provision and form of verandas, the amount of display windows on shop frontages and limiting vehicle access across pedestrian routes.
- b. Provide for large-scale vehicle-oriented activities outside the identified active street frontages in Masterton's town centre.

<b>TCZ-P8</b>	<b>Carterton town centre</b>
---------------	------------------------------

Within Carterton town centre:

- a. Recognise and protect the active street frontages in Carterton's town centre by controlling the provision and form of verandas, the amount of display windows on shop frontages, and limiting vehicle access across pedestrian routes.
- b. Apply specific design criteria to new *buildings* and *alterations* or *additions* to existing *building* frontages to ensure they are in keeping with the character of the town centre.
- c. Encourage development that complements the scale, form, and appearance of the town centre.

<b>TCZ-P9</b>	<b>Built form on active street frontages</b>
Promote cohesive intensive forms of development within the Carterton and Masterton town centres that provide a pleasant pedestrian environment on Queen St (Masterton) and High St (Carterton), with vehicle servicing, parking, and access on to other streets.	
<b>TCZ-P10</b>	<b>Interface with public space</b>
Provide for development that: <ul style="list-style-type: none"> <li>a. creates a positive and sympathetic interface with the public space;</li> <li>b. ensures any parking, storage, and servicing areas are provided in a manner that is visually unobtrusive and preferably located within or to the back of the <i>building</i>;</li> <li>c. along active street frontages identified on the planning maps, creates a positive interface with the public space and contributes to well defined open spaces through: <ul style="list-style-type: none"> <li>i. <i>buildings</i> that are oriented towards the front boundary of the site;</li> <li>ii. a veranda or other form of shelter for pedestrians;</li> <li>iii. transparent glazing on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; and</li> <li>iv. an obvious public entrance; and</li> </ul> </li> <li>d. is consistent with the Centres Design Guide.</li> </ul>	
<b>TCZ-P11</b>	<b>South Wairarapa town centres</b>
Within the South Wairarapa town centres: <ul style="list-style-type: none"> <li>a. Avoid development and uses in the heritage precincts that have significant adverse effects on the special characteristics and historic heritage values of those precincts.</li> <li>b. Provide for new development and uses within the heritage precincts that are compatible with their special characteristics and historic heritage values.</li> <li>c. Promote a pleasant pedestrian-oriented retail environment.</li> <li>d. Encourage use and development that promotes the town centres as the focal point for their communities.</li> </ul>	
<b>TCZ-P12</b>	<b>Relocatable buildings</b>
Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by: <ul style="list-style-type: none"> <li>a. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;</li> </ul>	

- b. Ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;
- c. Requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and
- d. Maintaining and enhancing the amenity values of areas by ensuring relocatable buildings avoid, remedy or mitigate their adverse effects.

## Rules

TCZ-R1	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <ul style="list-style-type: none"> <li>a. Where compliance is achieved with:               <ul style="list-style-type: none"> <li>i. TCZ-S1;</li> <li>ii. TCZ-S2;</li> <li>iii. TCZ-S3;</li> <li>iv. TCZ-S4;</li> <li>v. TCZ-S6;</li> <li>vi. TCZ-S8;</li> <li>vii. TCZ-S9; and</li> <li>viii. TCZ-S10; and</li> </ul> </li> <li>b. Where a <i>building</i> is located on an active street frontage, compliance is achieved with the following standards:               <ul style="list-style-type: none"> <li>i. TCZ-S7; and</li> </ul> </li> <li>c. For residential units:               <ul style="list-style-type: none"> <li>i. no more than two <i>residential units</i> occupy the site;</li> <li>ii. any <i>residential unit</i> is located entirely above ground floor or at the rear of a commercial or other permitted activity; and</li> <li>iii. compliance is achieved with TCZ-S5.</li> </ul> </li> </ul> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities <i>ancillary</i> to or incidental to construction and demolition.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R1(1)(a) or (b) or (c)(iii).</li> </ul> <p>Matters of discretion:</p>

	<p>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).</p>
	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R1(1)(c)(i).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The relevant matters contained in the Centres Design Guide.</li> <li>2. The effect of the intensity and scale of the activity, the building design, siting, form, and external appearance and compatibility with the planned character and amenity of the zone.</li> <li>3. Site layout and design and consideration of topography, site orientation, and planting.</li> <li>4. The effect on amenity values of adjacent residential properties, including privacy, shading, and sense of enclosure.</li> <li>5. Provision of adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each <i>residential unit</i>.</li> <li>6. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>7. Impervious surfaces and landscaping.</li> <li>8. Capacity of existing infrastructure to service the activity, including three waters infrastructure.</li> <li>9. Extent of compliance with any relevant standards and the matters of discretion of any standard that is not met.</li> </ol>
	<p>4. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R1(1)(c)(ii).</p>

TCZ-R2	Demolition or removal of <i>buildings</i> and <i>structures</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>a. On an active street frontage, where the demolition or removal of a <i>building</i>:</p> <ol style="list-style-type: none"> <li>i. is required to avoid imminent threat to life and/or property;</li> </ol>

	<ul style="list-style-type: none"> <li>ii. is required for the purpose of constructing a new <i>building</i>, or <i>additions</i> or <i>alterations</i> to an existing <i>building</i>;</li> <li>iii. enables the creation of <i>public space</i> or private <i>outdoor living space</i>; or</li> </ul> <ul style="list-style-type: none"> <li>b. The demolition or removal involves a <i>structure</i>; or</li> <li>c. The demolition or removal activity is not located on an active street frontage.</li> </ul> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities <i>ancillary</i> to or incidental to construction and demolition.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R2(1).</li> </ul>

TCZ-R3	<b><i>Relocatable buildings (excluding accessory buildings)</i></b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. For residential units: <ul style="list-style-type: none"> <li>iv. no more than two residential units occupy the site; and</li> <li>v. any <i>residential unit</i> is located entirely above ground floor or at the rear of a commercial or other permitted activity; and</li> </ul> </li> <li>b. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. TCZ-S1;</li> <li>ii. TCZ-S2;</li> <li>iii. TCZ-S3;</li> <li>iv. TCZ-S4;</li> <li>v. TCZ-S5;</li> <li>vi. TCZ-S6;</li> <li>vii. TCZ-S7;</li> <li>viii. TCZ-S8;</li> <li>ix. TCZ-S9;</li> <li>x. TCZ-S10; and</li> <li>xi. TCZ-S11.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R3(1)(b).</li> </ul>

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ol>
	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>b. Compliance is not achieved with NCZ-R3(1)(a)(i).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The relevant matters contained in the Centres Design Guide.</li> <li>2. The effect of the intensity and scale of the activity, the building design, siting, form, and external appearance and compatibility with the planned character and residential amenity of the zone and nearby residential properties.</li> <li>3. Site layout and design and consideration of topography, site orientation, and planting.</li> <li>4. The effect on amenity values of adjacent residential properties, including privacy, shading, and sense of enclosure.</li> <li>5. Provision of adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each <i>residential unit</i>.</li> <li>6. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>7. Impervious surfaces and landscaping.</li> <li>8. Capacity of existing infrastructure to service the activity, including three waters infrastructure.</li> <li>9. Extent of compliance with any relevant standards and the matters of discretion of any standard that is not met.</li> </ol>
	<p>4. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>c. Compliance is not achieved with TCZ-R3(1)(a)(ii).</li> </ol>

<b>TCZ-R4</b>	<b><i>Business services</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p>

	<p>a. Compliance is achieved with:</p> <p>i. TCZ-S6.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R4(1).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).</p>

TCZ-R5	<i>Retail activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. TCZ-S6.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R5(1).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).</p>

TCZ-R6	<i>Food and beverage activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. TCZ-S6.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p>

	<p>a. Compliance is not achieved with TCZ-R6(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).</li> </ol>
--	--

TCZ-R7	<i>Community facilities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:               <ol style="list-style-type: none"> <li>ii. TCZ-S6.</li> </ol> </li> </ol>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R7(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).</li> </ol>

TCZ-R8	<i>Entertainment activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. TCZ-S6.</li> </ol> </li> </ol>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R8(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).</li> </ol>

TCZ-R9	<i>Educational facilities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:               <ul style="list-style-type: none"> <li>i. TCZ-S6.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R9(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).</li> </ul>

TCZ-R10	<i>Healthcare activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:               <ul style="list-style-type: none"> <li>i. TCZ-S6.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TCZ-R10(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).</li> </ul>

TCZ-R11	<i>Visitor accommodation</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p>

	<p>a. Compliance is achieved with:</p> <p>i. TCZ-S6.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R11(1).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).</p>

TCZ-R12	<i>Residential activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The <i>residential activity</i> is within a <i>residential unit</i> that complies with TCZ-R1 or TCZ-R3.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R12(1).</p>

TCZ-R13	<i>Recreation activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. TCZ-S6.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R13(1).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).</p>

TCZ-R14 	<i>Trade suppliers</i>
	<p>1. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>b. The activity is not located inside a heritage precinct or on an active street frontage.</li> </ul>
	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity is located inside a heritage precinct or on an active street frontage.</li> </ul>

TCZ-R15 	<i>Drive-through activities</i>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity is not located inside a heritage precinct or on an active street frontage.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>2. Operational noise.</li> <li>3. Amenity effects on nearby residential zones, and on established <i>residential activities</i> or <i>sensitive activities</i>.</li> <li>4. Hours of operation.</li> <li>5. Compatibility with the existing streetscape amenity values.</li> </ul>
	<p>2. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity is located inside a heritage precinct or on an active street frontage.</li> </ul>

TCZ-R16	Any activity not otherwise provided for in this chapter
	1. Activity status: <b>Discretionary</b>

TCZ-R17	<i>Industrial activities</i>
	2. Activity status: <b>Non-complying</b>

TCZ-R18	<i>Primary production</i>
	1. Activity status: <b>Non-complying</b>

## Standards

TCZ-S1	Maximum <i>height</i>	
<p>1. The maximum <i>height</i> of any <i>building</i> or <i>structure</i> shall be:</p> <ul style="list-style-type: none"> <li>a. 15m above <i>ground level</i> in Featherston, Carterton, and Masterton; and</li> <li>b. 12m above <i>ground level</i> in Greytown and Martinborough.</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> <li>6. The relevant matters contained in the Centres Design Guide.</li> </ul>	

TCZ-S2	Maximum <i>height in relation to boundary</i>	
<p>1. For sites adjoining a Residential or Open Space and Recreation zone, the building shall meet the height in relation to boundary requirement for the Residential or Open Space and Recreation zone in relation to the relevant boundary. This shall not apply to road boundaries.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from site constraints or a response to <i>natural hazard</i> mitigation.</li> <li>6. The relevant matters contained in the Centres Design Guide.</li> </ol>	

TCZ-S3	Minimum setbacks	
<ol style="list-style-type: none"> <li>1. <i>Buildings</i> or <i>structures</i> must not be located within:             <ol style="list-style-type: none"> <li>a. 3m from any boundary with a Residential or Open Space and Recreation Zone;</li> <li>b. 5m from any surface waterbody.</li> </ol> </li> <li>2. Exceptions to boundary setbacks:             <ol style="list-style-type: none"> <li>a. Unroofed swimming pools no higher than 1m above <i>ground level</i>.</li> <li>b. Rainwater tanks not exceeding a height above ground level of 1.8m.</li> </ol> </li> <li>3. This standard TCZ-S3 does not apply to:</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the building or structure.</li> <li>2. Effects on streetscape and the character of the area.</li> <li>3. Effects on the amenity values of adjacent sites, including visual dominance or loss of outlook or privacy.</li> <li>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</li> </ol>	

<ul style="list-style-type: none"> <li>a. Bridges and river crossings.</li> <li>b. Fences.</li> </ul>	<ul style="list-style-type: none"> <li>5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site.</li> <li>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.</li> <li>7. For the waterbody setbacks, the effects on the values of the waterbody.</li> <li>8. The relevant matters contained in the Centres Design Guide.</li> </ul>
---	--

TCZ-S4	Maximum fence <i>height</i>
<p>1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a <i>height</i> above <i>ground level</i> of 1.8m.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, design, and appearance of the building or structure.</li> <li>2. Visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the building or structure.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. The extent to which the additional height is necessary due to the physical constraints of the site or to mitigate noise (including road noise) if the site is located adjacent to a noise-emitting source.</li> <li>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</li> </ul>

TCZ-S5	Outdoor living space for residential units	
<p>1. Each residential unit must be provided with an outdoor living space that:</p> <ul style="list-style-type: none"> <li>a. If above ground floor:               <ul style="list-style-type: none"> <li>i. has a minimum area of 8m<sup>2</sup>;</li> <li>ii. has a minimum dimension of 1.8m; and</li> </ul> </li> <li>b. If at ground floor, has a minimum area of 20m<sup>2</sup>;</li> <li>c. is directly accessible from a habitable room in the residential unit to which it relates.</li> </ul> <p>2. For multi-unit housing, at or above ground floor, outdoor living spaces may be grouped cumulatively by area in one communally accessible location in which case it may be located at ground floor, or located directly adjacent to a residential unit.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The amenity and quality of the streetscape.</li> <li>2. The amenity for the occupiers of the residential units.</li> <li>3. The relevant matters contained in the Centres Design Guide.</li> </ul>	

TCZ-S6	Outdoor storage or servicing area screening	
<p>1. Any <i>outdoor storage</i> area or servicing area that is:</p> <ul style="list-style-type: none"> <li>a. more than 10m<sup>2</sup>; and</li> <li>b. visible from a site in the Residential, Open Space and Recreation, Māori Purpose Zone, Future Urban Zone, or Commercial and Mixed Use zoned site, or from a formed public road,</li> </ul> <p>shall be effectively screened from that site/road. The screening shall comprise either:</p> <ul style="list-style-type: none"> <li>a. a densely planted buffer of at least 2m width, reaching a height of 1.8m within two years of the activity commencing; or</li> <li>b. a solid fence or wall at least 1.8m in height.</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The extent to which landscaping is able to effectively screen the outdoor storage or servicing area.</li> <li>2. The visual impact of the activity on the streetscape and surrounding environment.</li> <li>3. The overall landscaping provided on the <i>site</i>.</li> <li>4. The relevant matters contained in the Centres Design Guide.</li> </ul>	

TCZ-S7	New buildings or additions or alterations to a building on an active street frontage	
	<ol style="list-style-type: none"> <li>1. New buildings, or additions or alterations to a building on an active street frontage shall meet the following standards:</li> <li>2. The ground floor of a building shall have glazing that covers 75% of the frontage facing the road boundary, that is not painted or obscured.</li> <li>3. Buildings shall be built across 100% of the width of the site (excluding any existing vehicle accessway)</li> <li>4. Building location:               <ol style="list-style-type: none"> <li>a. all buildings shall be built to the site frontage/road boundary of the site, or</li> <li>b. where buildings are not constructed to the site frontage/road boundary, the building is to be setback no more than 10m from the site frontage/road boundary, and the area between the site frontage/road boundary and building is to be developed and used for outdoor dining or hospitality purposes.</li> </ol> </li> <li>5. Where a building is built to the site frontage/road boundary of the site:               <ol style="list-style-type: none"> <li>a. buildings shall have a veranda extending the full length of the frontage and shall adjoin existing verandas on adjacent buildings.</li> <li>b. verandas shall be 3m in depth or 300mm back from the kerb line, whichever is the lesser.</li> <li>c. verandas shall be not less than 2.5m above the footpath.</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Visual alignment with adjacent buildings.</li> <li>2. Convenience, safety, and comfort for pedestrians.</li> <li>3. Consideration of the Centres Design Guide.</li> <li>4. Operational and functional requirements of the activity.</li> <li>5. The relevant matters contained in the Centres Design Guide.</li> </ol> <p>Notification:</p> <ol style="list-style-type: none"> <li>1. An application for a restricted discretionary activity that does not comply with this standard will be decided without public notification but may be limited notified.</li> </ol>

<p>6. All buildings shall provide at least one pedestrian entrance at the street or facing the street.</p> <p>7. No new vehicle crossings shall be constructed.</p>	
---	--

<b>TCZ-S8</b>	<b>Drinking water supply</b>	
<p>1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Councils Engineering Development Standard</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, <i>Council's Engineering Development Standard</i> and/or Wellington Water standards as applicable.</li> </ol>	

<b>TCZ-S9</b>	<b>Wastewater disposal</b>	
<p>1. All buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard</i>, and/or Wellington Water standards as applicable.</li> </ol>	

<b>TCZ-S10</b>	<b>Stormwater management</b>	
<p>1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p> <p>2. Where a connection to Council's stormwater management systems is</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard</i>, and/or Wellington Water standards as applicable.</li> </ol>	

<p>available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p> <p>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</p>	
---	--

TCZ-S11	<b><i>Relocatable buildings</i></b>
<p>1. Building Inspection Report</p> <ol style="list-style-type: none"> <li>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and</li> <li>b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and</li> <li>c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and</li> <li>d. All other work required to reinstate the exterior of any relocatable building, including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.</li> <li>2. The requirement for any screening and landscape treatment.</li> <li>3. The bulk, design and location of the building in relation to the requirements of the zone.</li> <li>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</li> <li>5. The imposition of a performance bond to ensure compliance with the consent conditions.</li> </ol>

infrastructure services and closing in and ventilation of the foundations;  
and

- e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed.
2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building.
  3. Previous Use
    - a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation.
  4. Performance Bond
    - a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard GIZ-S11(2) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.
    - b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.
    - c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.

<p>Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).</p>	
---	--

## GIZ - General Industrial Zone

The purpose of the General Industrial Zone is to provide for a range of *industrial activities*. The *industrial activities* contained within this zone are an important resource for the Wairarapa, and consequentially for its social and economic wellbeing.

Large areas of General Industrial Zone land are generally located near key freight routes (State Highway 2 and the Wairarapa rail line). Smaller General Industrial Zone areas are also located in each of the towns across the Wairarapa.

While industrial buildings are generally utilitarian in appearance, some areas in the General Industrial Zone are highly visible from roads and adjacent zones, and therefore higher levels of amenity are expected.

*Industrial activities* may emit objectionable odour, dust, or noise, and large-scale *industrial activities* with the potential to create adverse effects are expected in the General Industrial Zone. Smaller-scale *industrial activities*, and those with lesser impacts on amenity, are more appropriate in the Mixed Use Zone. New non-industrial activities that require higher levels of amenity and are sensitive activities, e.g. residential and noise-sensitive activities, are explicitly directed away from the General Industrial Zone. However, some ancillary activities, and activities that are not suitable in other zones, are anticipated in this zone.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

### Objectives

<b>GIZ-01</b>	<b>Purpose of the General Industrial Zone</b>
<p>The General Industrial Zone provides for a range of <i>industrial activities</i> that:</p> <ul style="list-style-type: none"> <li>a. can function efficiently and effectively within acceptable levels of environmental quality and amenity; and</li> <li>b. support the wellbeing and prosperity of the Wairarapa.</li> </ul>	
<b>GIZ-02</b>	<b>Character and amenity values of the General Industrial Zone</b>
<p>The character and amenity values of the General Industrial Zone primarily consist of:</p> <ul style="list-style-type: none"> <li>a. large utilitarian <i>buildings</i> on large sites;</li> <li>b. large, open yard areas that provide <i>loading</i>, manoeuvring, and <i>parking</i> for site users;</li> <li>c. <i>buildings</i> and <i>outdoor storage</i> areas that are designed, screened, and located to maintain the amenity values of adjacent zones;</li> </ul>	

	<ul style="list-style-type: none"> <li>d. landscaped frontages along State Highways and boundaries with other zones; and</li> <li>e. activities that have the potential to generate amenity effects at a scale or intensity that is not acceptable in other zones.</li> </ul>
<b>GIZ-O3</b>	<b>Protection of General Industrial Zone</b>
The role and function of the General Industrial Zone is not compromised by non-industrial or incompatible activities.	
<b>GIZ-O4</b>	<b><i>Commercial activities</i> in the General Industrial Zone</b>
<i>Commercial activities</i> are limited in the General Industrial Zone to ensure the viability and vibrancy of the Commercial and Mixed Use Zones is not compromised.	
<b>GIZ-O5</b>	<b>Waingawa Industrial Area</b>
Waingawa Industrial Area is developed in an integrated, efficient, and comprehensive manner.	

## Policies

<b>GIZ-P1</b>	<b>Adequate land for industrial activities</b>
Provide adequate serviced land in the General Industrial Zone for the existing and future industrial development needs of the Wairarapa and limit <i>industrial activities</i> in other zones.	
<b>GIZ-P2</b>	<b>Compatible use and development</b>
Enable use and development that is compatible with the purpose, character, and amenity values of the General Industrial Zone.	
<b>GIZ-P3</b>	<b>Incompatible use and development</b>
<p>Avoid non-industrial activities in the General Industrial Zone unless the activities:</p> <ul style="list-style-type: none"> <li>a. are <i>ancillary</i> to an industrial activity; or</li> <li>b. provide goods or services essential to industrial activities and have an <i>operational need</i> to locate in the General Industrial Zone;</li> <li>c. do not create potential <i>reverse sensitivity</i> effects that may constrain <i>industrial activities</i>; and</li> <li>d. do not detract from the viability and vibrancy of the Commercial and Mixed Use Zones where these activities may be more appropriately located.</li> </ul>	

<b>GIZ-P4</b>	<b>Effects of industrial activities</b>
<p>Ensure that adverse effects from industrial activities on other zones are minimised by requiring:</p> <ol style="list-style-type: none"> <li>that <i>buildings</i> and <i>structures</i> are set back from Residential and Open Space and Recreation zones;</li> <li>screening of industrial activities where these are adjacent or opposite (across a road) from any site zoned Residential, Open Space and Recreation, Rural or Commercial and Mixed Use;</li> <li>landscaping of boundaries in the Waingawa Industrial Area Structure Plan where these are adjacent or opposite (across a road) from Rural zoned sites;</li> <li>screening of <i>outdoor storage</i> and servicing areas is provided where these are visible from public roads, Residential, Open Space and Recreation, Rural, and Commercial and Mixed Use zones; and</li> <li>noise and light emissions are managed to an acceptable level for the site and surrounding area.</li> </ol>	
<b>GIZ-P5</b>	<b>Sensitive activities</b>
<p>Restrict activities that could be sensitive to the effects of industrial activities from being located within, or in close proximity to, the General Industrial Zone.</p>	
<b>GIZ-P6</b>	<b>Waingawa Industrial Area</b>
<p>Ensure within the Waingawa Industrial Area subdivision, development, and activities are designed, located, constructed, and operated in accordance with the Waingawa Industrial Area Structure Plan and the Waingawa Structure Plan Design Guide.</p>	
<b>GIZ-P7</b>	<b>Relocatable buildings</b>
<p>Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:</p> <ol style="list-style-type: none"> <li>Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;</li> <li>Ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;</li> <li>Requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and</li> <li>Maintaining and enhancing the amenity values of areas by ensuring relocatable buildings avoid, remedy or mitigate their adverse effects.</li> </ol>	

## Rules

<b>GIZ-R1</b>	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where compliance is achieved with the following standards:</p> <ul style="list-style-type: none"> <li>i. GIZ-S1;</li> <li>ii. GIZ-S2;</li> <li>iii. GIZ-S3;</li> <li>iv. GIZ-S4;</li> <li>v. GIZ-S7;</li> <li>vi. GIZ-S8;</li> <li>vii. GIZ-S9; and</li> <li>viii. GIZ-S10.</li> </ul> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R1(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).</li> </ul>

<b>GIZ-R2</b>	<b><i>Demolition or removal of buildings and structures</i></b>
	<p>1. Activity status: <b>Permitted.</b></p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

<b>GIZ-R3</b>	<b><i>Relocatable buildings (excluding accessory buildings)</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. GIZ-S1;</li> <li>ii. GIZ-S2;</li> <li>iii. GIZ-S3;</li> <li>iv. GIZ-S4;</li> <li>v. GIZ-S7;</li> <li>vi. GIZ-S8;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>vii. GIZ-S9;</li> <li>viii. GIZ-S10; and</li> <li>ix. GIZ-S11.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R3(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

GIZ-R4	<i>Industrial activities (excluding ancillary activities)</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:               <ul style="list-style-type: none"> <li>i. GIZ-S5;</li> <li>ii. GIZ-S6; and</li> <li>iii. GIZ-S7.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R4(1).</li> </ul>

GIZ-R5	<i>Ancillary activities to an industrial activity</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity is ancillary to an <i>industrial activity</i> on the site;</li> <li>b. The activity's <i>gross floor area</i> does not exceed 20% of all buildings on the site; and</li> <li>c. Compliance is achieved with:               <ul style="list-style-type: none"> <li>i. GIZ-S5;</li> <li>ii. GIZ-S6; and</li> <li>iii. GIZ-S7.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R5(1).</li> </ul>

GIZ-R6	<b><i>Residential activities</i></b>
<div style="background-color: #90EE90; width: 10px; height: 100%;"></div>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The <i>residential activity</i> is ancillary to an <i>industrial activity</i> on the site;</li> <li>b. There is no more than one <i>residential unit</i> per site; and</li> <li>c. The occupier of the <i>residential unit</i> works on the same site.</li> </ul>
<div style="background-color: #FF8C00; width: 10px; height: 100%;"></div>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R6(1).</li> </ul>

GIZ-R7	<b><i>Retail activity not ancillary to an industrial activity</i></b>
<div style="background-color: #90EE90; width: 10px; height: 100%;"></div>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The <i>gross floor area</i> of the activity does not exceed 80m<sup>2</sup>.</li> </ul>
<div style="background-color: #FF8C00; width: 10px; height: 100%;"></div>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R7(1).</li> </ul>

GIZ-R8	<b><i>Drive-through activities</i></b>
<div style="background-color: #FFD700; width: 10px; height: 100%;"></div>	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>2. Operational noise.</li> <li>3. Amenity effects on nearby residential zones, and on established residential activities or sensitive activities.</li> <li>4. Hours of operation.</li> </ul>

GIZ-R9	<i>Rural industry activity</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. GIZ-S5;</p> <p style="padding-left: 80px;">ii. GIZ-S6; and</p> <p style="padding-left: 80px;">iii. GIZ-S7.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GIZ-R9(1).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters of discretion for any infringed standard(s).</p>

GIZ-R10	<i>Emergency service facilities</i>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>2. Operational noise.</li> <li>3. Amenity effects on nearby residential zones, and on established residential activities or sensitive activities.</li> <li>4. Hours of operation.</li> <li>5. Operational or functional need to locate in the zone.</li> <li>6. Compatibility with the existing streetscape amenity values.</li> </ol>

GIZ-R11	<i>Trade suppliers</i>
	<p>1. Activity status: <b>Discretionary.</b></p>

GIZ-R12	<i>Business services</i>
	<p>1. Activity status: <b>Discretionary.</b></p>

<b>GIZ-R13</b>	<b><i>Waste management facility</i></b>
	1. Activity status: <b>Discretionary</b> .

<b>GIZ-R14</b>	<b>Any activity not otherwise listed in this chapter</b>
	Activity status: <b>Discretionary</b> .

## Standards

<b>GIZ-S1</b>	<b>Maximum <i>height</i></b>	
1. The maximum <i>height</i> of any <i>building</i> or <i>structure</i> shall be 15m above <i>ground level</i> .	Matters of discretion:	<ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> <li>6. Safety risks for any structure higher than 47m within 1000m of Radio New Zealand's facilities at Waingawa.</li> </ol>
<b>GIZ-S2</b>	<b>Maximum <i>height in relation to boundary</i></b>	
1. For sites adjoining a Residential or Open Space and Recreation zone, the <i>building</i> shall meet the <i>height in relation to boundary</i> requirement for the Residential	Matters of discretion:	

<p>or Open Space and Recreation zone on the shared boundary. This shall not apply to road boundaries.</p>	<ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Visual dominance, shading, and loss of privacy for adjacent Residential or Open Space zoned sites.</li> <li>3. Bulk and dominance of the building or structure.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. Whether an increase in building height results from site constraints or a response to <i>natural hazard</i> mitigation.</li> </ol>
<p><b>GIZ-S3</b></p>	<p><b>Minimum setbacks</b></p>
<ol style="list-style-type: none"> <li>1. <i>Buildings</i> or <i>structures</i> must not be located within:             <ol style="list-style-type: none"> <li>a. 5m of all boundaries adjoining another zone;</li> <li>b. 5m of any <i>surface waterbody</i>; and</li> <li>c. 25m of a <i>significant waterbody</i>.</li> </ol> </li> <li>2. Exceptions to boundary setbacks:             <ol style="list-style-type: none"> <li>a. Rainwater tanks not exceeding a <i>height above ground level</i> of 1.8m.</li> </ol> </li> <li>3. This standard GIZ-S3 does not apply to:             <ol style="list-style-type: none"> <li>a. Bridges and river crossings.</li> <li>b. Fences.</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The amenity of adjacent Residential and Open Space zoned sites including amenity or privacy effects.</li> <li>2. Screening, planting, and landscaping of the building or structure.</li> <li>3. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and better use of the balance of the site.</li> <li>4. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.</li> </ol>
<p><b>GIZ-S4</b></p>	<p><b>Maximum fence <i>height</i></b></p>
<ol style="list-style-type: none"> <li>1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and</li> </ol>	<p>Matters of discretion:</p>

<p>Recreation, or Rural Zone shall exceed a <i>height above ground level</i> of 1.8m.</p>	<ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. The extent to which the additional <i>height</i> is necessary due to the physical constraints of the site or to mitigate noise (including road noise) if the site is located adjacent to a noise-emitting source.</li> <li>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</li> </ol>
<p><b>GIZ-S5</b></p>	<p><b>Screening of industrial activities</b></p>
<ol style="list-style-type: none"> <li>1. An industrial <i>activity</i> shall provide screening from any site zoned Residential, Open Space and Recreation, Rural, Māori Purpose, Future Urban, or Commercial and Mixed Use that is adjoining or opposite (across a road). The screening shall comprise either:             <ol style="list-style-type: none"> <li>a. a densely planted buffer of at least 2m width, reaching a <i>height</i> of 1.8m within two years of the <i>industrial activity</i> commencing; or</li> <li>b. a solid fence or wall at least 1.8m in <i>height</i>.</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effectiveness of screening the <i>industrial activity</i>.</li> <li>2. The visual impact of the activity on the streetscape and environment in the adjacent zone.</li> <li>3. The overall landscaping provided on the <i>site</i>.</li> </ol>
<p><b>GIZ-S6</b></p>	<p><b>Outdoor storage or servicing area screening</b></p>
<ol style="list-style-type: none"> <li>1. Any <i>outdoor storage</i> or servicing area that is</li> </ol>	<p>Matters of discretion:</p>

<p>a. more than 10m<sup>2</sup>; and</p> <p>b. visible from a Residential, Open Space and Recreation, Rural, Māori Purpose, Future Urban, or Commercial and Mixed Use zoned site, or from a formed public road, shall be effectively screened from that site/road.</p> <p>The screening shall comprise either:</p> <p>c. a densely planted buffer of at least 2m width, reaching a height of 1.8m within two years of the industrial activity commencing; or</p> <p>d. a solid fence or wall at least 1.8m in height.</p>	<ol style="list-style-type: none"> <li>1. The extent to which landscaping is able to effectively screen the activity.</li> <li>2. The visual impact of the activity on the streetscape and environment in the adjacent zone.</li> <li>3. The overall landscaping provided on the <i>site</i>.</li> </ol>
<p><b>GIZ-S7</b></p>	<p><b>Waingawa Industrial Area</b></p>
<p>Development within Waingawa Industrial Area shall be in accordance with the Waingawa Industrial Area Structure Plan in Appendix GIZ-1.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Screening, planting, and landscape treatment.</li> <li>2. The siting, external appearance, and design, likely to be visible from a public road.</li> <li>3. Roading, access, and parking.</li> <li>4. Protection of natural areas and notable trees.</li> <li>5. Noise, dust, and odour management.</li> <li>6. Waingawa Structure Plan Design Guide.</li> </ol>
<p><b>GIZ-S8</b></p>	<p><b>Drinking water supply</b></p>
<p>1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard</i> and/or Wellington Water standards as applicable.</li> </ol>

<b>GIZ-S9</b>	<b>Wastewater disposal</b>	
<p>1. All buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard</i>, and/or Wellington Water standards as applicable.</li> </ol>	
<b>GIZ-S10</b>	<b>Stormwater management</b>	
<ol style="list-style-type: none"> <li>1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</li> <li>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council's Engineering Development Standard</i>.</li> <li>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council's Engineering Development Standard</i>, and/or Wellington Water standards as applicable.</li> </ol>	
<b>GIZ-S11</b>	<b>Relocatable buildings</b>	
<ol style="list-style-type: none"> <li>1. Building Inspection Report <ol style="list-style-type: none"> <li>a. Prior to the <i>building</i> being relocated onto a site, a building</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the building is structurally sound, the condition of the building and</li> </ol>	

<p>consent(s) shall be obtained that covers all of the matters listed below; and</p> <p>b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and</p> <p>c. The <i>building</i> shall be placed on permanent foundations approved by the building consent, no later than two months from the date the <i>building</i> is moved to the <i>site</i>; and</p> <p>d. All other work required to reinstate the exterior of any <i>relocatable building</i>, including painting if required, shall be completed within twelve months of the building being delivered to the <i>site</i>. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and</p> <p>e. The owner of the <i>site</i> on which the <i>relocatable building</i> is placed shall certify that the reinstatement work will be completed within the twelve-month period. The <i>site</i> owner shall be responsible for ensuring this work is completed.</p>	<p>the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.</p> <ol style="list-style-type: none"><li>2. The requirement for any screening and landscape treatment.</li><li>3. The bulk, design and location of the building in relation to the requirements of the zone.</li><li>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</li><li>5. The imposition of a performance bond to ensure compliance with the consent conditions.</li></ol>
--	--

2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building.

3. Previous Use

- a. Any *relocatable building* intended for use as a *residential unit* or for *visitor accommodation* must have previously been designed, built and used as a *residential unit* or for *visitor accommodation*.

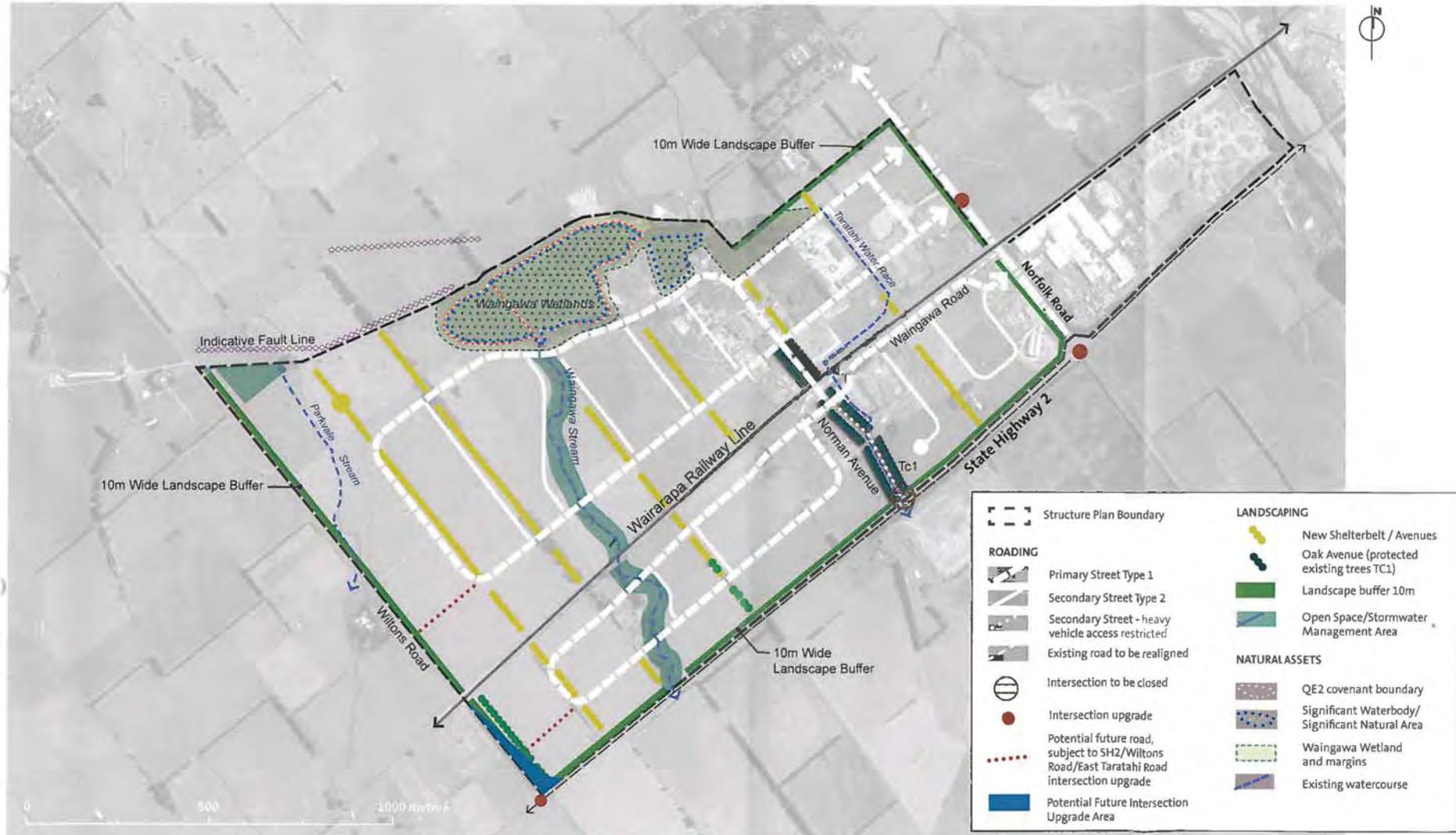
4. Performance Bond

- a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard GIZ-S11(2) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.
- b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.
- c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.

Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).



## Appendix GIZ-1: Waingawa Structure Plan



## NOSZ – Natural Open Space Zone

The purpose of the Natural Open Space zone is to recognise and provide for open spaces that contain high natural, ecological, and landscape values. Natural Open Space is often located along *waterbodies* and the edge of the *coastal environment* and has a high degree of biodiversity requiring recognition, maintenance, and/or enhancement. It includes significant areas in rural environments that are held in public ownership and managed for conservation purposes, including the Remutaka, Tararua, and Aorangi Forest Parks and Lake Wairarapa.

A low level of development and built form is anticipated within this zone to retain the natural/biodiversity values within natural open space areas.

Some of the land in the Natural Open Space Zone is subject to Reserve Management Plans prepared under the Reserves Act 1977. While Reserve Management Plans determine what types of land uses are appropriate for public open spaces that are classified as reserves, the RMA is responsible for managing the effects on the environment of activities taking place on those reserves.

Some land is held or managed under the Conservation Act 1987 and may be subject to a Conservation Management Strategy or Conservation Management Plan. Section 4(3) of the RMA permits certain activities undertaken by the Crown on land held or managed under the Conservation Act 1987.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

### Objectives

<b>NOSZ-01</b>	<b>Purpose of the Natural Open Space Zone</b>
The natural environment in the Natural Open Space Zone is retained or enhanced and any activities, <i>buildings</i> , and other <i>structures</i> are compatible with the characteristics of the zone.	
<b>NOSZ-02</b>	<b>Character and amenity values of the Natural Open Space Zone</b>
The indigenous biodiversity, ecological, cultural, landscape, and/or historic heritage values of the Natural Open Space Zone are retained or enhanced. Undeveloped open or vegetated areas and expanses of land containing minimal buildings are the predominant characteristic of the Natural Open Space Zone.	

<b>NOSZ-O3</b>	<b>Mana whenua values</b>
<p>Open spaces incorporate and reflect mana whenua values and provide opportunities for tangata whenua to use open spaces for recreational and cultural uses that enhance Māori wellbeing.</p>	

## Policies

<b>NOSZ-P1</b>	<b>Compatible activities</b>
<p>Only allow activities, <i>buildings</i>, and <i>structures</i> which are compatible with the purpose, character, and amenity values of the Natural Open Space Zone and are consistent with any applicable Reserve Management Plan or Conservation Management Strategy or Plan, while ensuring their design, scale, and intensity reflects the purpose, character, and amenity values of the Zone.</p>	
<b>NOSZ-P2</b>	<b>Potentially compatible activities</b>
<p>Only allow activities that are compatible with the purpose, character, and amenity values of the Natural Open Space Zone, and manage these activities, considering whether they are:</p> <ol style="list-style-type: none"> <li>a. consistent with any applicable Conservation Management Plan, Reserve Management Plan, or reserve status under the Reserves Act 1977;</li> <li>b. ancillary to and/or support other activities within the open space area;</li> <li>c. of a scale and location compatible with the purpose, character, and amenity values of the area;</li> <li>d. not constraining of the establishment and operation of other activities within the open space area, compromising safety, or restricting of public access to and across open space;</li> <li>e. of a form, scale, location, and nature that will not compromise established or planned open space activities in Reserve Management Plans or Conservation Management Strategies or Plans and result in any conflict;</li> <li>f. compatible with the natural, indigenous biodiversity, ecological, cultural, landscape, and/or historic heritage values of the area; and</li> <li>g. able to be serviced with adequate <i>infrastructure</i> and services.</li> </ol>	
<b>NOSZ-P3</b>	<b>Incompatible activities and development</b>
<p>Avoid use and development that is incompatible with the purpose, character, and amenity values of the Natural Open Space Zone or any applicable Reserve Management Plan or</p>	

Conservation Management Strategy or Plan, unless there is a *functional or operational need* to establish on the site.

**NOSZ-P4**      **Maintaining character and amenity**

Ensure effects generated by activities are of a type, scale, and level to maintain the character and amenity of the Natural Open Space Zone and surrounding Zone, including by:

- a. ensuring a predominance of openness and vegetation;
- b. providing separation distances and minimising the number, type, bulk, and location of *structures*; and
- c. limiting coverage of open space land by *structures*.

**NOSZ-P5**      **Relocatable buildings**

Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:

- a. requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;
- b. ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;
- c. requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and
- d. maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.

## Rules

**NOSZ-R1**      ***Buildings and structures, including construction, additions, and alterations***

1. Activity status: **Permitted**

Where:

- a. Compliance is achieved with:
  - i. NOSZ-S1;
  - ii. NOSZ-S2;
  - iii. NOSZ-S3;
  - iv. NOSZ-S4;
  - v. NOSZ-S5;
  - vi. NOSZ-S6;
  - vii. NOSZ-S7;
  - viii. NOSZ-S8; and

	<p>ix. NOSZ-S10.</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R1(1)(a)(i) - (viii).</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard that is not met.</p>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R1(1)(a)(ix).</p>

<b>NOSZ-R2</b>	<b>Demolition or removal of <i>buildings</i> and <i>structures</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

<b>NOSZ-R3</b>	<b><i>Relocatable buildings</i> (excluding any <i>building</i> that is not to be used as a <i>residential unit</i>)</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. NOSZ-S1;</li> <li>ii. NOSZ-S2;</li> <li>iii. NOSZ-S3;</li> <li>iv. NOSZ-S5;</li> <li>v. NOSZ-S6;</li> <li>vi. NOSZ-S7;</li> <li>vii. NOSZ-S8;</li> <li>viii. NOSZ-S9; and</li> <li>ix. NOSZ-S10.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R3(1)(a)(i) - (viii).</p> <p>Matters of discretion:</p>

	<ol style="list-style-type: none"> <li>1. The matters set out in NOSZ-P5.</li> <li>2. The matters of discretion of any standard that is not met.</li> </ol>
	<ol style="list-style-type: none"> <li>3. Activity status: <b>Discretionary</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NOSZ-R3(1)(a)(ix).</li> </ol>

<b>NOSZ-R4</b>	<b><i>Recreation activities</i></b>
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b></li> </ol>

<b>NOSZ-R5</b>	<b><i>Customary activities</i></b>
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b></li> </ol>

<b>NOSZ-R6</b>	<b><i>Park management activities</i></b>
	<ol style="list-style-type: none"> <li>2. Activity status: <b>Permitted</b></li> </ol>

<b>NOSZ-R7</b>	<b><i>Conservation activities</i></b>
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b></li> </ol>

<b>NOSZ-R8</b>	<b>Grazing</b>
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b></li> </ol>

<b>NOSZ-R9</b>	<b>Camping ground</b>
	<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity is limited to the use of existing tramping huts, the use of existing buildings on the site, and the use of tents, caravans, or motorhomes; and</li> <li>b. The site is operated by Council or by a licensed operator under the Camping Ground Regulations 1985.</li> </ol>

	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R9(1).</p>
--	---

<b>NOSZ-R10</b>	<b><i>Residential activity ancillary to park management activities, conservation activities, or camping ground</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. There is only one <i>residential unit</i> per site; and</p> <p>b. The occupier of the <i>residential unit</i> lives and works on site.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R10(1).</p>

<b>NOSZ-R11</b>	<b>Any activity not otherwise listed in this chapter</b>
	<p>1. Activity status: <b>Discretionary</b></p>

<b>NOSZ-R12</b>	<b><i>Motorised outdoor recreation activity</i></b>
	<p>1. Activity status: <b>Non-complying</b></p>

<b>NOSZ-R13</b>	<b><i>Industrial activities</i></b>
	<p>1. Activity status: <b>Non-complying</b></p>

<b>NOSZ-R14</b>	<b><i>Residential activities not otherwise listed in this chapter</i></b>
	<p>1. Activity status: <b>Non-complying</b></p>

## Standards

NOSZ-S1	Maximum <i>height</i>	
<p>1. No <i>building</i> or <i>structure</i> shall exceed a <i>height</i> of 5m above <i>ground level</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on open space character of the zone.</li> <li>3. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>4. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>5. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>6. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> </ol>	
NOSZ-S2	Maximum <i>height in relation to boundary of zone</i>	
<p>1. All <i>buildings</i> and <i>structures</i> must be contained beneath a line of 45° measured into the site from any point 3m vertically above <i>ground level</i> along any Rural or Residential zone boundary.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. Whether an increase in building <i>height</i> results from site constraints or a response to <i>natural hazard</i> mitigation.</li> </ol>	

NOSZ-S3	Minimum setbacks	
<p>1. <i>Buildings or structures</i> must not be located within:</p> <ul style="list-style-type: none"> <li>a. 5m of any boundary adjoining another zone;</li> <li>b. 5m of any <i>surface waterbody</i>; or</li> <li>c. 25m of any <i>significant waterbody</i>.</li> </ul> <p>2. Exceptions to boundary setbacks:</p> <ul style="list-style-type: none"> <li>a. Unroofed swimming pools no higher than 1m above <i>ground level</i>.</li> <li>b. Rainwater tanks not exceeding a height above ground level of 1.8m.</li> </ul> <p>3. This standard NOSZ-S3 does not apply to:</p> <ul style="list-style-type: none"> <li>a. Bridges and river crossings.</li> <li>b. Fences.</li> </ul>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building or structure</i>.</li> <li>2. Effects on streetscape and the character of the area.</li> <li>3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy.</li> <li>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</li> <li>5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site.</li> <li>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.</li> <li>7. For the <i>waterbody</i> setbacks, the effects on the values of the <i>waterbody</i>.</li> </ol>	
NOSZ-S4	Maximum fence <i>height</i>	
<p>1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a <i>height</i> above <i>ground level</i> of 1.8m.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the building or structure.</li> <li>2. Visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the building or structure.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. The extent to which the additional height is necessary due to the physical constraints of the site or to mitigate noise</li> </ol>	

	<p>(including road noise) if the site is located adjacent to a noise-emitting source.</p> <p>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</p>
<b>NOSZ-S5</b>	<b>On-site services</b>
<p>1. Where a connection to the Council's reticulated water supply system or reticulated wastewater system is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.</p> <p>2. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</p> <p>3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, <i>Council Engineering Standards</i> and/or Wellington Water standards as applicable.</li> </ol>
<b>NOSZ-S6</b>	<b>Drinking water supply</b>
<p>1. Where a connection to the Council's reticulated water supply system is available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Council Engineering Standards</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, <i>Council Engineering Standards</i> and/or Wellington Water standards as applicable.</li> </ol>

<b>NOSZ-S7</b>	<b>Wastewater disposal</b>	
<p>1. Where a connection to the Council's reticulated wastewater system is available, all buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council Engineering Standards</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</li> </ol>	
<b>NOSZ-S8</b>	<b>Stormwater management</b>	
<ol style="list-style-type: none"> <li>1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with <i>Council Engineering Standards</i>.</li> <li>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council Engineering Standards</i>.</li> <li>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</li> </ol>	
<b>NOSZ-S9</b>	<b>Relocatable Buildings</b>	
<ol style="list-style-type: none"> <li>1. Building Inspection Report             <ol style="list-style-type: none"> <li>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and</li> <li>b. A building inspection report prepared by a Council Building Officer or other</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate</li> </ol>	

<p>Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and</p> <p>c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and</p> <p>d. All other work required to reinstate the exterior of any relocatable building, including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and</p> <p>e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed.</p> <p>2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building.</p> <p>3. Previous Use</p> <p>a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation.</p>	<p>standard, and compatible with other buildings in the vicinity.</p> <p>2. The requirement for any screening and landscape treatment.</p> <p>3. The bulk, design and location of the building in relation to the requirements of the zone.</p> <p>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</p> <p>5. The imposition of a performance bond to ensure compliance with the consent conditions.</p>
---	--

<p>4. Performance Bond</p> <ul style="list-style-type: none"> <li>a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard MPZ-S9(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.</li> <li>b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.</li> <li>c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.</li> </ul> <p>Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).</p>	
<p><b>NOSZ-S10</b></p>	<p><b>Maximum gross floor area</b></p>
<p>1. No individual <i>building</i> or <i>structure</i> shall exceed a <i>gross floor area</i> of 50m<sup>2</sup>.</p>	<p>No matters of discretion.</p>

## OSZ – Open Space Zone

The purpose of the Open Space Zone is to provide for a range of passive and active *recreational activities*, along with limited facilities and *structures* that are associated with those activities. Land in the Open Space Zone is generally characterised by a sense of openness and a low level of development. It includes parks, playgrounds, *community facilities*, and informal recreation spaces in a range of sizes, locations, settings, and communities. The zone also includes existing council owned cemeteries.

Some of the land in the Open Space Zone is subject to Reserve Management Plans prepared under the Reserves Act 1977. While Reserve Management Plans determine what types of land uses are appropriate for public open spaces that are classified as reserves, the RMA is responsible for managing the effects on the environment of activities taking place on those reserves.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

### Objectives

<b>OSZ-01</b>	<b>Purpose of the Open Space Zone</b>
The Open Space Zone is predominantly used for a range of passive and active <i>recreational</i> and <i>community activities</i> , along with associated facilities and <i>structures</i> necessary to support such activities.	
<b>OSZ-02</b>	<b>Character and amenity values of the Open Space Zone</b>
The predominant character and amenity values of the Open Space Zone are maintained or enhanced and not compromised by incompatible activities or <i>structures</i> , including: <ul style="list-style-type: none"> <li>a. a sense of openness, other than on sites specifically dedicated to a larger scale of built development of recreation or <i>community facilities</i>;</li> <li>b. a low level of development, with few structures to support <i>recreational</i> and <i>community activities</i> and parks management; and</li> <li>c. safe, accessible, and connected public spaces.</li> </ul>	

<b>OSZ-O3</b>	<b>Mana whenua values</b>
<p>Open spaces incorporate and reflect mana whenua values and provide opportunities for tangata whenua to use open spaces for recreational and cultural uses that enhance Māori wellbeing.</p>	

## Policies

<b>OSZ-P1</b>	<b>Compatible activities</b>
<p>Enable activities, <i>buildings</i>, and <i>structures</i> which are compatible with the purpose, character, and amenity values of the Open Space Zone and consistent with any applicable Reserve Management Plan, while ensuring their design, scale, and intensity reflects the purpose, character, and amenity values of the Zone.</p>	
<b>OSZ-P2</b>	<b>Potentially compatible activities</b>
<p>Only allow activities that are compatible with the purpose, character, and amenity values of the Open Space Zone, considering whether they are:</p> <ol style="list-style-type: none"> <li>a. consistent with any applicable Reserve Management Plan or reserve status under the Reserves Act 1977;</li> <li>b. ancillary to and/or support other activities within the open space area;</li> <li>c. of a scale and location compatible with the purpose, character, and amenity values of the area;</li> <li>d. not constraining the establishment and operation of other activities within the open space area, compromising safety, or restricting of public access to and across open space;</li> <li>e. of a form, scale, location, and nature that will not compromise established or planned open space activities in Reserve Management Plans and result in any conflict; and</li> <li>f. able to be serviced with adequate <i>infrastructure</i> and services.</li> </ol>	
<b>OSZ-P3</b>	<b>Incompatible activities and development</b>
<p>Avoid use and development that is incompatible with the purpose, character, and amenity values of the Open Space Zone or any applicable Reserve Management Plan, unless there is a <i>functional</i> or <i>operational need</i> to establish on the site.</p>	

<b>OSZ-P4</b>	<b>Maintaining character and amenity</b>
<p>Ensure effects generated by activities are of a type, scale, and level to maintain the character and amenity of the Open Space Zone and surrounding Zone, including by:</p> <ul style="list-style-type: none"> <li>a. providing separation distances and minimising the number, type, bulk, and location of <i>structures</i>; and</li> <li>b. limiting coverage of open space land by <i>structures</i>.</li> </ul>	
<b>OSZ-P5</b>	<b>Relocatable buildings</b>
<p>Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:</p> <ul style="list-style-type: none"> <li>a. requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;</li> <li>b. ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;</li> <li>c. requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and</li> <li>d. maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.</li> </ul>	

## Rules

<b>OSZ-R1</b>	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. OSZ-S1;</li> <li>ii. OSZ-S2;</li> <li>iii. OSZ-S3;</li> <li>iv. OSZ-S4;</li> <li>v. OSZ-S5;</li> <li>vi. OSZ-S6;</li> <li>vii. OSZ-S7;</li> <li>viii. OSZ-S8; and</li> <li>ix. OSZ-S10.</li> </ul> </li> </ul> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with OSZ-R1(1)(a)(i) – (viii).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters of discretion of any standard that is not met.</p>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with OSZ-R1(1)(a)(ix).</p>

<b>OSZ-R2</b>	<b>Demolition or removal of <i>buildings</i> and <i>structures</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

<b>OSZ-R3</b>	<b><i>Relocatable buildings</i> (excluding any <i>building</i> that is not to be used as a <i>residential unit</i>)</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. OSZ-S1;</p> <p style="padding-left: 80px;">ii. OSZ-S2;</p> <p style="padding-left: 80px;">iii. OSZ-S3;</p> <p style="padding-left: 80px;">iv. OSZ-S5;</p> <p style="padding-left: 80px;">v. OSZ-S6;</p> <p style="padding-left: 80px;">vi. OSZ-S7;</p> <p style="padding-left: 80px;">vii. OSZ-S8;</p> <p style="padding-left: 80px;">viii. OSZ-S9; and</p> <p style="padding-left: 80px;">ix. OSZ-S10.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with OSZ-R3(1)(a)(i) - (viii).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters set out in OSZ-P5.</p> <p style="padding-left: 40px;">2. The matters of discretion of any standard that is not met.</p>

	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with OSZ-R3(1)(a)(ix).</p>
--	---

<b>OSZ-R4</b>	<b><i>Recreation activities</i></b>
	1. Activity status: <b>Permitted</b>

<b>OSZ-R5</b>	<b><i>Community gardens</i></b>
	1. Activity status: <b>Permitted</b>

<b>OSZ-R6</b>	<b><i>Community facilities not including buildings and structures</i></b>
	1. Activity status: <b>Permitted</b>

<b>OSZ-R7</b>	<b><i>Customary activities</i></b>
	1. Activity status: <b>Permitted</b>

<b>OSZ-R8</b>	<b><i>Park management activities</i></b>
	1. Activity status: <b>Permitted</b>

<b>OSZ-R9</b>	<b><i>Conservation activities</i></b>
	1. Activity status: <b>Permitted</b>

<b>OSZ-R10</b>	<b>Burials associated with existing cemeteries and urupā</b>
	1. Activity status: <b>Permitted</b>

<b>OSZ-R11</b>	<b>Grazing</b>
	1. Activity status: <b>Permitted</b>

OSZ-R12	Camping ground
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The site is operated by Council or by a licensed operator under the Camping Grounds Regulations 1985;</li> <li>b. The camping ground has no more than 10 camp sites; and</li> <li>c. The site is connected to the reticulated wastewater network or use is restricted to self-contained vehicles.</li> </ul>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with OSZ-R12(1).</li> </ul>

OSZ-R13	<i>Residential activity ancillary to park management activities, conservation activities or camping ground</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. There is only one residential unit per site; and</li> <li>b. The occupier of the residential unit lives and works on site.</li> </ul>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with OSZ-R13(1).</li> </ul>

OSZ-R14	Markets
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The market occurs at Memorial Square, Carterton;</li> <li>b. The market does not occur more than one day a week; and</li> <li>c. The market makes use of existing buildings or structures or any structures are of a temporary nature and are removed at the end of the market day.</li> </ul> <p>Note: This rule does not apply to those temporary markets that are permitted by TEMP-R2.</p>

	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with OSZ-R14(1).</p>
--	---

<b>OSZ-R15</b>	<b><i>Motorised outdoor recreation activity</i></b>
	1. Activity status: <b>Discretionary</b>

<b>OSZ-R16</b>	<b>Any activity not otherwise listed in this chapter</b>
	1. Activity status: <b>Discretionary</b>

<b>OSZ-R17</b>	<b><i>Industrial activities</i></b>
	1. Activity status: <b>Non-complying</b>

<b>OSZ-R18</b>	<b><i>Residential activities not otherwise listed in this chapter</i></b>
	1. Activity status: <b>Non-complying</b>

## Standards

<b>OSZ-S1</b>	<b>Maximum <i>height</i></b>	
<p>1. No <i>building</i> or <i>structure</i> shall exceed a <i>height</i> of 10m above <i>ground level</i>, except:</p> <p>a. A light pole must not exceed a maximum <i>height</i> above <i>ground level</i> of 18m.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on open space character of the zone.</li> <li>3. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>4. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> </ol>	

	<ol style="list-style-type: none"> <li>5. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>6. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> </ol>
<b>OSZ-S2</b>	<b>Maximum <i>height in relation to boundary of zone</i></b>
<ol style="list-style-type: none"> <li>1. All <i>buildings</i> and <i>structures</i> must be contained beneath a line of 45° measured into the site from any point 3m vertically above <i>ground level</i> along any Rural or Residential zone boundary.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from site constraints or a response to <i>natural hazard</i> mitigation.</li> </ol>
<b>OSZ-S3</b>	<b>Minimum setback</b>
<ol style="list-style-type: none"> <li>1. <i>Buildings</i> or <i>structures</i> must not be located within:             <ol style="list-style-type: none"> <li>a. 5m of any boundary adjoining another zone;</li> <li>b. 5m of any <i>surface waterbody</i>; or</li> <li>c. 25m of any <i>significant waterbody</i>.</li> </ol> </li> <li>2. Exceptions to boundary setbacks:             <ol style="list-style-type: none"> <li>a. Unroofed swimming pools no higher than 1m above <i>ground level</i>.</li> <li>b. Rainwater tanks not exceeding a height above ground level of 1.8m.</li> </ol> </li> <li>3. This standard OSZ-S3 does not apply to:</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and the character of the area.</li> <li>3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy.</li> <li>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</li> <li>5. Any benefits, including the extent to which the reduced setback will result in a more</li> </ol>

<p>a. Bridges and river crossings.</p> <p>b. Fences.</p>	<p>efficient, practical, and/or better use of the balance of the site.</p> <p>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.</p> <p>7. For the <i>surface waterbody</i> setbacks, the effects on the values of the <i>surface waterbody</i>.</p>
<p><b>OSZ-S4</b></p>	<p><b>Maximum fence <i>height</i></b></p>
<p>1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a <i>height</i> above <i>ground level</i> of 1.8m.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the building or structure.</li> <li>2. Visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the building or structure.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. The extent to which the additional height is necessary due to the physical constraints of the site or to mitigate noise (including road noise) if the site is located adjacent to a noise-emitting source.</li> <li>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</li> </ol>
<p><b>OSZ-S5</b></p>	<p><b>On-site services</b></p>
<p>1. Where a connection to the Council's reticulated water supply system or reticulated wastewater system is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, <i>Council Engineering Standards</i> and/or Wellington Water standards as applicable.</li> </ol>

<p>alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.</p> <p>2. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</p> <p>3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	
<p><b>OSZ-S6</b></p>	<p><b>Drinking water supply</b></p>
<p>1. Where a connection to the Council's reticulated water supply system is available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Council Engineering Standards</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, <i>Council Engineering Standards</i> and/or Wellington Water standards as applicable.</li> </ol>
<p><b>OSZ-S7</b></p>	<p><b>Wastewater disposal</b></p>
<p>1. Where a connection to the Council's reticulated wastewater system is available, all buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council Engineering Standards</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</li> </ol>
<p><b>OSZ-S8</b></p>	<p><b>Stormwater management</b></p>
<p>1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces,</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> </ol>

<p>which shall be in accordance with <i>Council Engineering Standards</i>.</p> <p>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council Engineering Standards</i>.</p> <p>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</p>	<p>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</p>
<p><b>OSZ-S9</b></p>	<p><b>Relocatable Buildings</b></p>
<p>1. Building Inspection Report</p> <p>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and</p> <p>b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and</p> <p>c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and</p> <p>d. All other work required to reinstate the exterior of any relocatable building, including painting if required, shall be completed within twelve months of the building being delivered to the site.</p>	<p>Matters of discretion:</p> <p>1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.</p> <p>2. The requirement for any screening and landscape treatment.</p> <p>3. The bulk, design and location of the building in relation to the requirements of the zone.</p> <p>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</p> <p>5. The imposition of a performance bond to ensure compliance with the consent conditions.</p>

Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and

- e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed.
2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building.
  3. Previous Use
    - a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation.
  4. Performance Bond
    - a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard MPZ-S9(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.
    - b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.
    - c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.

<p>Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).</p>	
<p><b>OSZ-S10</b></p>	<p><b>Maximum <i>gross floor area</i></b></p>
<p>1. No individual <i>building</i> shall exceed a <i>gross floor area</i> of 100m<sup>2</sup>.</p>	<p>No matters of discretion.</p>

## SARZ – Sport and Active Recreation Zone

The purpose of the Sport and Active Recreation Zone is to provide for areas used predominantly for a range of indoor and outdoor sport and active *recreational activities* and associated facilities and *structures*, including larger-scale *buildings*.

This Zone applies to open space that provides for a range of sport and *recreation activities* including organised sport and recreation for local and regional communities in parks, sports grounds, and multi-sport facilities. Such areas will normally have associated *buildings* such as club rooms, spectator stands, changing sheds, or toilet facilities. Examples include Memorial Park Masterton, Gladstone Sports Complex, Colin Pugh Sports Bowl, and Solway Showgrounds.

Sport and recreation areas are predominantly characterised by large open space areas with associated buildings and facilities that vary in scale depending on the sport and recreation activities that take place there. The level of development anticipated in this Zone is expected to be higher than the Open Space Zone and can involve a mix of temporary and permanent structures and activities and generate noise, light, and traffic effects in surrounding neighbourhoods.

Some of the land in the Sport and Active Recreation Zone is subject to Reserve Management Plans prepared under the Reserves Act 1977. While Reserve Management Plans determine what types of land uses are appropriate for public open spaces that are classified as reserves, the RMA is responsible for managing the effects on the environment of activities taking place on those reserves.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

### Objectives

<b>SARZ-O1</b>	<b>Purpose of the Sport and Active Recreation Zone</b>
The Sport and Active Recreation Zone supports a range of indoor and outdoor sport and active <i>recreational, community, and cultural activities</i> and associated facilities and <i>structures</i> .	
<b>SARZ-O2</b>	<b>Character and amenity values of the Sport and Active Recreation Zone</b>
The predominant character and amenity values of the Sport and Active Recreation Zone are maintained, and where possible enhanced, and are characterised by:	

- a. indoor and outdoor sport and active *recreation activities* and ancillary activities and structures;
- b. a larger scale of built development that supports *recreation* and *community activities*;
- c. compatible multi-functional use and co-location of activities and *structures*; and
- d. safe, accessible, and connected public spaces.

## Policies

<b>SARZ-P1</b>	<b>Compatible activities</b>
<p>Enable activities, <i>buildings</i>, and <i>structures</i> which are compatible with the purpose, character, and amenity values of the Sport and Active Recreation Zone and consistent with any applicable Reserve Management Plan, while ensuring their design, scale, and intensity reflects the purpose, character, and amenity values of the Zone.</p>	
<b>SARZ-P2</b>	<b>Potentially compatible activities</b>
<p>Only allow activities that are compatible with the purpose, character, and amenity values of the Sport and Active Recreation Zone, considering whether they are:</p> <ul style="list-style-type: none"> <li>a. consistent with any applicable Reserve Management Plan or reserve status under the Reserves Act 1977;</li> <li>b. ancillary to and/or support other activities within the open space area;</li> <li>c. of a scale and location compatible with the purpose, character, and amenity values of the area in which the activity or structure is located;</li> <li>d. not constraining the establishment and operation of other activities within the open space area, compromising safety, or restricting of public access to and across open space;</li> <li>e. of a form, scale, location, and nature that will not compromise established or planned open space activities in Reserve Management Plans and result in any conflict; and</li> <li>f. able to be serviced with adequate <i>infrastructure</i> and services.</li> </ul>	
<b>SARZ-P3</b>	<b>Incompatible activities and development</b>
<p>Avoid use and development that is incompatible with the purpose, character, and amenity values of the Sport and Active Recreation Zone or any applicable Reserve Management Plan, unless there is a <i>functional</i> or <i>operational need</i> to establish on the site.</p>	

<b>SARZ-P4</b>	<b>Maintaining character and amenity</b>
<p>Ensure effects generated by activities are of a type, scale, and level to maintain the character and amenity of the Sport and Active Recreation Zone and surrounding zones, including by:</p> <ul style="list-style-type: none"> <li>a. ensuring the level of openness and vegetation and built development of recreation or community facilities reflects the purpose, character, and amenity values of the area of open space;</li> <li>b. ensuring <i>buildings</i> are suitably located and of an appropriate size for the proposed activity;</li> <li>c. providing visual separation between new <i>buildings</i> and existing <i>buildings</i> on neighbouring properties; and</li> <li>d. integrating new <i>buildings</i> and <i>structures</i> with existing built form.</li> </ul>	
<b>SARZ-P5</b>	<b>Relocatable buildings</b>
<p>Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:</p> <ul style="list-style-type: none"> <li>a. requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;</li> <li>b. ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;</li> <li>c. requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and</li> <li>d. maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.</li> </ul>	

## Rules

<b>SARZ-R1</b>	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. SARZ-S1;</li> <li>ii. SARZ-S2;</li> <li>iii. SARZ-S3;</li> <li>iv. SARZ-S4;</li> <li>v. SARZ-S5;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>vi. SARZ-S6;</li> <li>vii. SARZ-S7;</li> <li>viii. SARZ-S8; and</li> <li>ix. SARZ-S10.</li> </ul> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SARZ-R1(1)(a)(i) – (viii).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters of discretion of any standard that is not met.</li> </ul>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SARZ-R1(1)(a)(ix).</li> </ul>

<b>SARZ-R2</b>	<b>Demolition or removal of <i>buildings</i> and <i>structures</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

<b>SARZ-R3</b>	<b><i>Relocatable buildings</i> (excluding any <i>building</i> that is not to be used as a <i>residential unit</i>)</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. SARZ-S1;</li> <li>ii. SARZ-S2;</li> <li>iii. SARZ-S3;</li> <li>iv. SARZ-S5;</li> <li>v. SARZ-S6;</li> <li>vi. SARZ-S7;</li> <li>vii. SARZ-S8;</li> <li>viii. SARZ-S9; and</li> <li>ix. SARZ-S10.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p>

	<p>a. Compliance is not achieved with SARZ-R3(1)(a)(i) - (viii). Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in SARZ-P5.</li> <li>2. The matters of discretion of any standard that is not met.</li> </ol>
	<p>3. Activity status: <b>Discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SARZ-R3(1)(a)(ix).</li> </ol>

<b>SARZ-R4</b>	<b><i>Recreation activities</i></b>
	1. Activity status: <b>Permitted</b>

<b>SARZ-R5</b>	<b><i>Community gardens</i></b>
	1. Activity status: <b>Permitted</b>

<b>SARZ-R6</b>	<b><i>Community facilities not including buildings and structures</i></b>
	1. Activity status: <b>Permitted</b>

<b>SARZ-R7</b>	<b><i>Customary activities</i></b>
	1. Activity status: <b>Permitted</b>

<b>SARZ-R8</b>	<b><i>Park management activities</i></b>
	1. Activity status: <b>Permitted</b>

<b>SARZ-R9</b>	<b><i>Conservation activities</i></b>
	1. Activity status: <b>Permitted</b>

<b>SARZ-R10</b>	<b>Grazing</b>
	1. Activity status: <b>Permitted</b>

SARZ-R11	Camping ground
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The site is operated by Council or by a licensed operator under the Camping Grounds Regulations 1985;</li> <li>b. The camping ground has no more than 10 camp sites; and</li> <li>c. The site is connected to the reticulated wastewater network or use is restricted to self-contained vehicles.</li> </ul>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SARZ-R11(1).</li> </ul>

SARZ-R12	<i>Residential activity ancillary to park management activities, conservation activities, or camping ground</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. There is only one residential unit per site; and</li> <li>b. The occupier of the residential unit lives and works on site.</li> </ul>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SARZ-R12(1).</li> </ul>

SARZ-R13	Markets
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The market occurs at Solway Showgrounds;</li> <li>b. The market does not occur more than one day a week; and</li> <li>c. The market makes use of existing <i>buildings</i> or <i>structures</i> or any structures are of a temporary nature and are removed at the end of the market day.</li> </ul>

	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>d. Compliance is not achieved with SARZ-R13(1).</p>
--	--

<b>SARZ-R14</b>	<b><i>Motorised outdoor recreation activity</i></b>
	1. Activity status: <b>Discretionary</b>

<b>SARZ-R15</b>	<b>Any activity not otherwise listed in this chapter</b>
	1. Activity status: <b>Discretionary</b>

<b>SARZ-R16</b>	<b><i>Industrial activities</i></b>
	1. Activity status: <b>Non-complying</b>

<b>SARZ-R17</b>	<b><i>Residential activities not otherwise listed in this chapter</i></b>
	1. Activity status: <b>Non-complying</b>

## Standards

<b>SARZ-S1</b>	<b>Maximum <i>height</i></b>	
<p>1. No <i>building</i> or <i>structure</i> shall exceed a <i>height</i> of 10m above <i>ground level</i>, except:</p> <p>a. A light pole must not exceed a maximum <i>height</i> above <i>ground level</i> of 18m.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on open space character of the zone.</li> <li>3. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>4. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> </ol>	

	<ol style="list-style-type: none"> <li>5. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>6. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> </ol>
<b>SARZ-S2</b>	<b>Maximum <i>height in relation to boundary of zone</i></b>
<ol style="list-style-type: none"> <li>1. All <i>buildings</i> and <i>structures</i> must be contained beneath a line of 45° measured into the site from any point 3m vertically above <i>ground level</i> along any Rural or Residential zone boundary.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from site constraints or a response to <i>natural hazard</i>.</li> </ol>
<b>SARZ-S3</b>	<b>Minimum setbacks</b>
<ol style="list-style-type: none"> <li>1. <i>Buildings</i> or <i>structures</i> must not be located within:             <ol style="list-style-type: none"> <li>a. 5m of any boundary adjoining another zone;</li> <li>b. 5m of any <i>surface waterbody</i>, or</li> <li>c. 25m of any <i>significant waterbody</i>.</li> </ol> </li> <li>2. Exceptions to boundary setbacks:             <ol style="list-style-type: none"> <li>a. Unroofed swimming pools no higher than 1m above <i>ground level</i>.</li> <li>b. Rainwater tanks not exceeding a height above ground level of 1.8m.</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and the character of the area.</li> <li>3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy.</li> <li>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</li> <li>5. Any benefits, including the extent to which the reduced setback will result in a more</li> </ol>

<p>3. This standard SARZ-S3 does not apply to:</p> <ul style="list-style-type: none"> <li>a. Bridges and river crossings.</li> <li>b. Fences.</li> </ul>	<p>efficient, practical, and/or better use of the balance of the site.</p> <p>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.</p> <p>7. For the <i>waterbody</i> setbacks, the effects on the values of the <i>waterbody</i>.</p>
<p><b>SARZ-S4</b></p>	<p><b>Maximum fence <i>height</i></b></p>
<p>1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a <i>height</i> above <i>ground level</i> of 1.8m.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, design, and appearance of the building or structure.</li> <li>2. Visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the building or structure.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. The extent to which the additional height is necessary due to the physical constraints of the site or to mitigate noise (including road noise) if the site is located adjacent to a noise-emitting source.</li> <li>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</li> </ul>
<p><b>SARZ-S5</b></p>	<p><b>On-site services</b></p>
<p>1. Where a connection to the Council's reticulated water supply system or reticulated wastewater system is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, <i>Council Engineering Standards</i> and/or Wellington Water standards as applicable.</li> </ul>

<p>a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.</p> <p>2. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</p> <p>3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	
<p><b>SARZ-S6</b></p>	<p><b>Drinking water supply</b></p>
<p>1. Where a connection to the Council's reticulated water supply system is available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Council Engineering Standards</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, <i>Council Engineering Standards</i> and/or Wellington Water standards as applicable.</li> </ol>

<b>SARZ-S7</b>	<b>Wastewater disposal</b>	
<p>1. Where a connection to the Council's reticulated wastewater system is available, all buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council Engineering Standards</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</li> </ol>	
<b>SARZ-S8</b>	<b>Stormwater management</b>	
<ol style="list-style-type: none"> <li>1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with <i>Council Engineering Standards</i>.</li> <li>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council Engineering Standards</i>.</li> <li>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</li> </ol>	
<b>SARZ-S9</b>	<b>Relocatable Buildings</b>	
<ol style="list-style-type: none"> <li>1. Building Inspection Report             <ol style="list-style-type: none"> <li>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and</li> <li>b. A building inspection report prepared by a Council Building Officer or other</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate</li> </ol>	

<p>Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and</p> <p>c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and</p> <p>d. All other work required to reinstate the exterior of any relocatable building, including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and</p> <p>e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed.</p> <p>2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building.</p> <p>3. Previous Use</p> <p>a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation.</p>	<p>standard, and compatible with other buildings in the vicinity.</p> <p>2. The requirement for any screening and landscape treatment.</p> <p>3. The bulk, design and location of the building in relation to the requirements of the zone.</p> <p>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</p> <p>5. The imposition of a performance bond to ensure compliance with the consent conditions.</p>
---	--

<p>4. Performance Bond</p> <p>b. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard MPZ-S9(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.</p> <p>c. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.</p> <p>d. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.</p> <p>Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).</p>	
<p><b>SARZ-S10</b></p>	<p><b>Maximum gross floor area</b></p>
<p>1. No individual <i>building</i> shall exceed a <i>gross floor area</i> of 150m<sup>2</sup>.</p>	<p>No matters of discretion.</p>

## FUZ – Future Urban Zone

The Future Urban Zone is a transitional zone where existing land use activities (generally rural activities) are enabled, while subdivision and development is restricted until the land is comprehensively planned and rezoned for urban use in the future. Areas of land in this zone within the Carterton and South Wairarapa Districts have been identified in the Carterton Urban Growth Strategy and the South Wairarapa Spatial Plans, which have been consulted on and adopted by respective Councils. Areas of land in this zone within Masterton District have been based on an assessment of areas suitable for future development. Each of these areas requires further consideration of specific matters for future land development. This can include matters such as potential development capacity, ease of integration with existing or planned *infrastructure*, funding and availability of community services, and *natural hazards*.

When the land is ready to be developed for urban purposes, it will be rezoned to enable that to occur (e.g., to a residential or commercial zone). The strategies, plans, and other work undertaken to identify areas suitable for future development have also identified that some further requirements such as structure planning or master planning for *infrastructure* and transport networks will be required. These requirements ensure that development progresses in an integrated and cohesive way.

Until such time as the additional requirements are completed and the land is rezoned, land within this zone may be used for a range of rural activities such as agricultural, pastoral, and horticultural activities. Ad hoc subdivision and urban development, intensive rural activities, *rural industries*, and rural-lifestyle subdivisions are discouraged in the Future Urban Zone. These types of activities are restricted to limit the fragmentation of land so as to maintain the land's character, amenity, and productive capability in the interim, and to ensure that land uses do not compromise the future urban use of the land.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Objectives

<b>FUZ-O1</b>	<b>Purpose of the Future Urban Zone</b>
<p>The Future Urban Zone enables existing uses and ensures that inappropriate subdivision and development does not compromise the efficient and effective transition from rural to urban environments and any necessary development of strategic three waters and transport <i>infrastructure</i>.</p>	
<b>FUZ-O2</b>	<b>Character and amenity values of the Future Urban Zone</b>
<p>The Future Urban Zone supports existing rural uses and maintains the character and amenity values of the General Rural Zone until such time as it is rezoned for urban purposes.</p>	
<b>FUZ-O3</b>	<b>Maintaining the development potential of the Future Urban Zone</b>
<p>Use and development in the Future Urban Zone does not result in any of the following:</p> <ul style="list-style-type: none"> <li>a. <i>structures</i> and <i>buildings</i> of a scale and form that will restrict or prevent future urban development;</li> <li>b. the efficient and effective operation of the local and wider transport network being compromised;</li> <li>c. the need for significant upgrades, provision, or extension to the wastewater, water supply, or stormwater networks, any other <i>infrastructure</i> in advance of planned future urban development, or any planned <i>infrastructure</i> upgrades;</li> <li>d. the efficient provision of <i>infrastructure</i> being compromised;</li> <li>e. <i>reverse sensitivity</i> effects when urban development occurs;</li> <li>f. <i>reverse sensitivity</i> effects on existing rural activities or infrastructure;</li> <li>g. the efficient form or nature of future urban development being compromised; or</li> <li>h. development that does not align with or compromises the outcomes of any relevant growth strategy, master plan, or structure plan regarding provision of <i>infrastructure</i> and roading corridors.</li> </ul>	

## Policies

<b>FUZ-P1</b>	<b>Allow activities that are compatible with the Future Urban Zone</b>
Provide for use and development of land in the Future Urban Zone where it supports the policies of the General Rural Zone, except where that use and development is inconsistent with FUZ-P2, FUZ-P3, and FUZ-P4, and where it does not compromise the strategic outcomes identified in growth planning documents adopted by the Councils.	
<b>FUZ-P2</b>	<b>Manage activities that are potentially incompatible with the Future Urban Zone</b>
<p>Only allow activities in the Future Urban Zone and areas in immediately adjoining zones where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>a. the site design, layout and scale of the activity is compatible with the character and amenity values of the Future Urban Zone;</li> <li>b. it results in one principal <i>residential unit</i> and one <i>minor residential unit</i> per site;</li> <li>c. servicing can be achieved on-site in the first instance or subsequently by reticulated means where this does not compromise future strategic outcomes;</li> <li>d. areas of <i>indigenous vegetation</i> are retained where practicable;</li> <li>e. it does not compromise the future intended use of the Future Urban Zone;</li> <li>f. it avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone; and</li> <li>g. there are measures to internalise effects and avoid conflict arising from potential reverse sensitivity effects on activities anticipated in the Future Urban Zone.</li> <li>h. Enable additional infrastructure and services that support the future use of the area.</li> </ol>	
<b>FUZ-P3</b>	<b>Avoid activities that are incompatible with the Future Urban Zone</b>
<p>Avoid use and development that may result in one or more of the following:</p> <ol style="list-style-type: none"> <li>a. <i>structures</i> and <i>buildings</i> of a scale and form that will hinder or prevent future urban development;</li> <li>b. compromising the efficient and effective operation and provision of the local and wider transport network and/or three waters <i>infrastructure</i>;</li> <li>c. require significant unplanned and/or unfunded upgrade, provision, or extension to the wastewater, water supply, or stormwater networks or other <i>infrastructure</i>;</li> <li>d. give rise to <i>reverse sensitivity</i> effects when future urban development occurs;</li> </ol>	

- e. give rise to *reverse sensitivity* effects in relation to existing rural activities or *infrastructure*;
- f. undermine the form or nature of future urban development; or
- g. are in advance of detailed *infrastructure* planning, design funding, and/or commissioning.

**FUZ-P4**

**Avoid subdivision within the Future Urban Zone**

Avoid subdivision that will result in the fragmentation of land compromising future urban development, in particular urban form and the provision of three waters and transport *infrastructure*.

**FUZ-P5**

**Relocatable buildings**

Provide for relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:

1. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;
2. Ensuring that *relocatable buildings* have the same use as what they were previously designed, built, and used for;
3. Requiring a performance bond as a security measure that reinstatement works will be appropriately completed in a timely manner; and
4. Maintaining and enhancing amenity values of areas by ensuring the adverse effects of *relocatable buildings* are avoided, remedied, or mitigated.

## Rules

FUZ-R1	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. FUZ-S1;</li> <li>ii. FUZ-S2;</li> <li>iii. FUZ-S3;</li> <li>iv. FUZ-S5;</li> <li>v. FUZ-S6; and</li> <li>vi. FUZ-S7.</li> </ul> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with FUZ-R1(1).</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in FUZ-P1, FUZ-P2, FUZ-P3, and FUZ-P4.</li> <li>2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

FUZ-R2	<b><i>Demolition or removal of buildings and structures</i></b>
	<p>1. Activity status: <b>Permitted.</b></p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

FUZ-R3	<b><i>Relocatable buildings (excluding accessory buildings)</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. FUZ-S1;</li> <li>ii. FUZ-S2;</li> </ul>

	<ul style="list-style-type: none"> <li>iii. FUZ-S3;</li> <li>iv. FUZ-S5;</li> <li>v. FUZ-S6;</li> <li>vi. FUZ-S7; and</li> <li>vii. FUZ-S8.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with FUZ-R3(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in FUZ-P5.</li> <li>2. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</li> </ul>

FUZ-R4	<i>Residential activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. FUZ-S1;</li> <li>ii. FUZ-S2;</li> <li>iii. FUZ-S3;</li> <li>iv. FUZ-S5;</li> <li>v. FUZ-S6; and</li> <li>vi. FUZ-S7.</li> </ul> </li> <li>b. The number of residential units does not exceed: <ul style="list-style-type: none"> <li>i. one <i>residential unit per site</i>; and</li> <li>ii. one <i>minor residential unit</i> that has a gross floor area of no more than 80m<sup>2</sup> per <i>site</i>.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with FUZ-R4(1)(a).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in FUZ-P1, FUZ-P2, FUZ-P3, and FUZ-P4.</li> <li>2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with FUZ-R4(1)(b).</li> </ul>

FUZ-R5	<b>Accessory buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The <i>accessory building</i> is used for activities that are Permitted within the Future Urban Zone; and</li> <li>b. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. FUZ-S1;</li> <li>ii. FUZ-S2; and</li> <li>iii. FUZ-S3.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with FUZ-R5(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in FUZ-P1, FUZ-P2, FUZ-P3, and FUZ-P4.</li> <li>2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>

FUZ-R6	<b>Papakāinga</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. FUZ-S1;</li> <li>ii. FUZ-S2;</li> <li>iii. FUZ-S3;</li> <li>iv. FUZ-S7; and</li> </ul> </li> <li>b. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m<sup>2</sup> per <i>site</i>.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with FUZ-R6(1).</li> </ul> <p>Matters of discretion:</p>

	<ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. The adverse effects on the amenity values of nearby residential properties and public places, including privacy and cumulative effects of other nearby <i>non-residential activities</i>.</li> <li>3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>4. The extent of impervious surfaces and landscaping.</li> <li>5. <i>Infrastructure</i> requirements.</li> </ol>
--	---

FUZ-R7	<b><i>Residential visitor accommodation (excluding visitor accommodation)</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. FUZ-S1;</li> <li>ii. FUZ-S2;</li> <li>iii. FUZ-S3; and</li> </ol> </li> <li>b. The activity only occurs within existing <i>residential units</i>.</li> </ol>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with FUZ-R7(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity of the surrounding area.</li> <li>2. The extent of adverse effects on adjacent residential properties, particularly noise and privacy.</li> <li>3. Alignment with any relevant growth strategy, master plan, or structure plan.</li> <li>4. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ol>

FUZ-R8	<i>Home business</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. FUZ-S1;</li> <li>ii. FUZ-S2;</li> <li>iii. FUZ-S3; and</li> </ul> </li> <li>b. There is a maximum of one <i>residential unit</i> and one <i>minor residential unit per site</i> (excluding <i>accessory buildings</i>);</li> <li>c. No more than 50m<sup>2</sup> of total <i>gross floor area</i> of all <i>buildings</i> on a <i>site</i> is used for the <i>home business</i>;</li> <li>d. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and</li> <li>e. No <i>outdoor storage</i> of goods and materials.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with FUZ-R8(1)(a), (b), (d), or (e).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Whether the activity is compatible with the character of the surrounding neighbourhood.</li> <li>2. The extent to which the intensity and scale of the activity may adversely impact on the amenity of neighbouring properties and the surrounding neighbourhood, particularly noise, privacy, and the effects on the safe and efficient functioning of the transport network generated by the activity.</li> <li>3. Whether the activity is appropriately located in the Future Urban Zone.</li> <li>4. Whether the adverse effects of the activity can be avoided, remedied, or mitigated.</li> <li>5. Alignment with any relevant growth strategy, master plan, or structure plan.</li> <li>6. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>
	<p>3. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with FUZ-R8(1)(c).</li> </ul>

<b>FUZ-R9</b>	<b><i>Primary production, excluding keeping of goats, quarrying activities, intensive farming, and rural industry</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. FUZ-S1;</p> <p style="padding-left: 80px;">ii. FUZ-S2; and</p> <p style="padding-left: 80px;">iii. FUZ-S3.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with FUZ-R9(1).</p>

<b>FUZ-R10</b>	<b><i>Conservation activities</i></b>
	<p>1. Activity status: <b>Permitted.</b></p>

<b>FUZ-R11</b>	<b><i>Rural produce retail</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. FUZ-S1;</p> <p style="padding-left: 80px;">ii. FUZ-S2;</p> <p style="padding-left: 80px;">iii. FUZ-S3; and</p> <p style="padding-left: 80px;">iv. FUZ-S4</p> <p style="padding-left: 40px;">b. There is only one <i>rural produce retail</i> activity per site;</p> <p style="padding-left: 40px;">c. The <i>gross floor area</i> is no more than 40m<sup>2</sup>; and</p> <p style="padding-left: 40px;">d. The activity does not use direct vehicle access to a State Highway.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with FUZ-R11(1).</p>

FUZ-R12	<b><i>Quarrying activities</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. It is a <i>farm quarry</i>.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with FUZ-R12(1).</p>

FUZ-R13	<b><i>Seasonal worker accommodation</i></b>
	<p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Number of workers accommodation required to enable the <i>primary production</i> activity.</li> <li>2. Alignment with any relevant growth strategy, master plan, or structure plan.</li> <li>3. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ol>

FUZ-R14	<b>Any activity not otherwise listed in this chapter</b>
	<p>1. Activity status: <b>Discretionary</b>.</p>

FUZ-R15	<b>Intensive farming</b>
	<p>1. Activity status: <b>Non-complying</b>.</p>

FUZ-R16	<b><i>Retirement village</i></b>
	<p>2. Activity status: <b>Non-complying</b>.</p>

FUZ-R17	<i>Community facility</i>
	1. Activity status: <b>Non-complying.</b>

FUZ-R18	<i>Healthcare activity</i>
	1. Activity status: <b>Non-complying.</b>

FUZ-R19	<i>Commercial activities</i>
	1. Activity status: <b>Non-complying.</b>

FUZ-R20	<i>Industrial activities</i>
	1. Activity status: <b>Non-complying.</b>

FUZ-R21	<i>Rural industry activities</i>
	1. Activity status: <b>Non-complying.</b>

## Standards

FUZ-S1	Maximum <i>height</i>	
<p>1. The maximum height of any <i>building</i> or <i>structure</i> shall be:</p> <ul style="list-style-type: none"> <li>a. 10m above <i>ground level</i> for any <i>residential unit</i>;</li> <li>b. 15m above <i>ground level</i> for any frost <i>protection fan</i>;</li> <li>c. 12m above <i>ground level</i> for all other <i>buildings</i> and <i>structures</i>,</li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Visual dominance, shading, and loss of privacy for <i>residential units</i> on adjoining sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> <li>5. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical.</li> <li>6. Any potential electromagnetic effects caused by the structure where it is within 1km of a radio transmission mast.</li> </ul>	

FUZ-S2	Maximum <i>height in relation to boundary</i>	
<p>1. 3m <i>height</i> above <i>ground level</i> at the boundary with a 45° recession plane on all side and rear boundaries.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Visual dominance, shading, and loss of privacy for <i>residential units</i> on adjoining sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Whether an increase in building height results from site constraints or a response to <i>natural hazard</i> mitigation.</li> </ul>	

	5. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical.
--	--

FUZ-S3	Minimum setbacks
<p>1. Front boundary setbacks:</p> <ul style="list-style-type: none"> <li>a. <i>Buildings</i> or <i>structures</i> must not be located within 3m of the front boundary of a site.</li> <li>b. Garages and carports (either separate or integrated into the principal <i>residential unit</i>) must not be located within 5m of the front boundary of a site.</li> </ul> <p>Note: For the purpose of the above rule, only one boundary will be subject to a front boundary setback for corner sites. The remaining boundaries will be treated as side and/or rear boundaries.</p> <p>2. Side and rear boundary setbacks:</p> <ul style="list-style-type: none"> <li>a. For front sites, two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and one boundary shall be subject to a 1.5m setback.</li> <li>b. For rear sites, two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and two boundaries shall be subject to 1.5m setbacks.</li> <li>c. 0m for <i>common wall</i> boundaries.</li> </ul> <p>Note: For the purpose of the above rule, a front site is a <i>site</i> with a legal road frontage of not less than 10m. A rear site is a <i>site</i> with a legal road frontage of less than 10m. A corner site means a <i>site</i> with two or more legal road frontages of not less than 10m each.</p> <p>Exceptions to side and rear boundary setbacks:</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Site topography and orientation and whether the building can be more appropriately located to minimise adverse visual amenity effects or maintain, enhance, or restore indigenous biodiversity values.</li> <li>3. Effects on nearby properties, including outlook, privacy, shading, and sense of enclosure.</li> <li>4. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site.</li> <li>5. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design.</li> <li>6. The extent to which the reduction in setback would affect the future ability for road widening requirements.</li> <li>7. Methods to avoid or mitigate reverse sensitivity effects.</li> </ol>

<p>a. Eaves, porches, balconies and decks or other minor building features may occupy any part of a required setback, other than the front yard setback, provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length.</p> <p>b. Unroofed swimming pools no higher than 1m above ground level.</p> <p>c. Rainwater tanks with a diameter not exceeding 3.5m and height above ground level not exceeding 3m.</p> <p>d. For sites less than 4,500m<sup>2</sup>, <i>accessory buildings</i> may be located up to 1.5m from the side and rear.</p> <p>3. <i>Waterbody</i> setbacks:</p> <p>a. 10m from any <i>surface waterbody</i>; or</p> <p>b. 25m from a <i>significant waterbody</i>.</p> <p>4. <i>Residential units</i> must also not be located within:</p> <p>a. 40m of the edge of a plantation forest under separate ownership;</p> <p>b. 300m of a boundary with untreated agricultural effluent disposal areas;</p> <p>c. 300m of an effluent holding pond; or</p> <p>d. 500m of an <i>intensive farming activity</i> under separate ownership.</p> <p>This standard FUZ-S3 does not apply to:</p> <ol style="list-style-type: none"> <li>1. Bridges and river crossings;</li> <li>2. Fences.</li> </ol>	
---	--

FUZ-S4	Transport requirements for <i>rural produce retail</i> activities
1. Must comply with RTS 3: Guidelines for Establishing Rural Selling Places.	There are no matters of discretion for this standard.

FUZ-S5	Drinking water supply	
<p>1. Where reticulated services are available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Council Engineering Standards</i>.</p> <p>2. Where reticulated services are not available:</p> <p>a. All water supply and disposal systems shall be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.</p> <p>b. Where a connection to Council's reticulated system is not available, an onsite firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, <i>Council Engineering Standards</i> and/or Wellington Water standards as applicable.</li> <li>3. The suitability of any alternative means of providing an adequate supply of water for firefighting purposes.</li> <li>4. The suitability of any alternative means of access to the firefighting water supply.</li> </ol>	

FUZ-S6	Wastewater disposal	
<p>1. Where reticulated services are available, all buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council Engineering Standards</i>.</p> <p>2. Where reticulated services are not available:</p> <p>a. All wastewater treatment and disposal systems shall be contained within the</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</li> </ol>	

<p>site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.</p> <p>b. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</p>	
---	--

<b>FUZ-S7</b>	<b>Stormwater management</b>	
<ol style="list-style-type: none"> <li>1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils, and sealed surfaces, which shall be in accordance with <i>Council Engineering Standards</i>.</li> <li>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council Engineering Standards</i>.</li> <li>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</li> </ol>	

<b>FUZ-S8</b>	<b>Relocatable buildings</b>	
<ol style="list-style-type: none"> <li>1. Building inspection report:               <ol style="list-style-type: none"> <li>a. Prior to the building being relocated onto a site, a building consent(s) shall</li> </ol> </li> </ol>	<p>Matters of discretion:</p>	

<p>be obtained that covers all matters listed below; and</p> <p>b. A building inspection report prepared by a Council Building Officer or other Licenced Building Practitioner shall accompany the building consent application. The report shall identify all reinstatement work required to the exterior of the building and provide an estimate of the cost for the external refurbishment works after relocation; and</p> <p>c. The building shall be placed on permanent foundations approved by the building consent no later than two months from the date the building is moved to the site; and</p> <p>d. All other work required to reinstate the exterior of the building, including painting if required, shall be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and</p> <p>e. The owner of the site on which the relocated building is placed shall certify that the reinstatement work will be completed within the 12-month period. The site owner shall be responsible for ensuring this work is completed.</p> <p>2. The transportation route and any traffic management plans shall be provided to the Council within 10 working days prior to relocating the building.</p> <p>3. Previous use:</p> <p>a. Any relocated building intended for use as a dwelling or for visitor</p>	<p>1. Whether the building is structurally sound, the condition of the building, and the work needed to bring the exterior of the building up to an external visual appearance that is tidy, of an appropriate standard, and is compatible with the other buildings in the vicinity.</p> <p>2. The requirement for any screening and landscape treatment.</p> <p>3. The bulk, design, and location of the building in relation to the requirements of the zone.</p> <p>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</p> <p>5. The imposition of a performance bond to ensure compliance with the consent conditions.</p>
---	--

accommodation must have previously been designed, built, and used as a dwelling or visitor accommodation.

4. Performance bond:

- a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the building inspection report under performance standard FUZ-S10(2) in cash shall be lodged with the Council along with the application for building consent as a guarantee that external reinstatement works are completed.
- b. The bond shall be lodged in the form of a Deed annexed Appendix 6 to the District Plan.
- c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.

Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e., on a proportional basis).

## MPZ – Māori Purpose Zone

The Māori Purpose Zone is intended to enable pā/marae, papakāinga, and associated activities on land owned by Māori and enable tangata whenua to provide for their unique social, cultural, environmental, and economic needs within the district. This zone recognises and provides for the relationship of Māori with Māori land as defined in the Te Ture Whenua Māori Act 1993.

The zone enables tangata whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga provides another housing choice for Māori and enables tangata whenua to maintain or re-establish connections to their Māori identity, culture, whānau, and whenua. Other activities that support and/or are compatible with Māori Purpose Activities are anticipated in this zone, such as small-scale offices and general *retail activities*.

The Māori Purpose Zones has been applied to land which has existing or proposed marae or urupa and Māori Freehold Land and Māori Customary Land under the Te Ture Whenua Māori Act 1993. In addition, the Māori Purpose Zone has also been applied to Treaty settlement land where requested by the post-settlement governance entity. Furthermore, land held in general title where the owners whakapapa to Rangitāne o Wairarapa or Ngāti Kahungunu ki Wairarapa and have existing or proposed papakāinga housing is also included. Additional land may be rezoned to Māori Purpose in the future via District Plan Changes where requested by the landowners to enable pā/marae, papakāinga, and associated activities on land owned by Māori.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

### **Other relevant regulations**

Section 11 of the RMA relating to restrictions on subdivision of land does not apply to Māori Freehold Land and Māori Customary Land (as defined in the Te Ture Whenua Māori Act 1993 (TTWMA)), unless otherwise provided for in the TTWMA. Partition orders (subdivisions) of Māori land may be made by the Māori Land Court. Under the TTWMA, there are different types of partitions of Māori land, and some are exempt from the subdivision controls of the TTWMA, while others remain subject to these controls.

The Natural Resources Plan administered by the Greater Wellington Regional Council contains rules managing discharges to land and water, as well as taking of water. Resource consents may be required from the Regional Council under the Natural Resources Plan for activities in the Māori Purpose Zone. In addition, a range of other regulations may apply, such as the Building Code for building works and Bylaws including the Wairarapa Consolidated Bylaw 2019 - Keeping of Animals, Poultry and Bees.

## Objectives

<b>MPZ-O1</b>	<b>Purpose of the Māori Purpose Zone</b>
The Māori Purpose Zone enables a range of social, cultural, and economic development opportunities that support the occupation, use, development, and ongoing relationship of tangata whenua with ancestral land.	
<b>MPZ-O2</b>	<b>Carrying capacity of the land</b>
Use and development in the Māori Purpose Zone reflects the sustainable carrying capacity of the land and surrounding environment.	
<b>MPZ-O3</b>	<b>Exercising kaitiakitanga</b>
Tangata whenua are able to exercise their role as kaitiaki in the Māori Purpose Zone to protect, maintain, and promote their spiritual, cultural, social, economic, and environmental interests and associations.	
<b>MPZ-O4</b>	<b>Avoiding, remedying, or mitigating adverse effects</b>
A range of activities and development of ancestral land are enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities and development are avoided, remedied, or mitigated.	

## Policies

<b>MPZ-P1</b>	<b>Compatible activities</b>
<p>Allow activities that are compatible with the role, function, and predominant character of the Māori Purpose Zone, including marae, papakāinga, customary use, cultural, and small-scale commercial activities while ensuring their scale, design, and intensity is appropriate in the Zone and the wider environmental context of the site.</p>	
<b>MPZ-P2</b>	<b>Potentially compatible activities</b>
<p>Manage activities that are potentially compatible with the purpose, character, and amenity values of the Māori Purpose Zone and ensure it is appropriate for such activities to establish in the Māori Purpose Zone, having regard to whether:</p> <ol style="list-style-type: none"> <li>the purpose of the activity enables tangata whenua to achieve MPZ-O1, MPZ-O2, MPZ-O3, and MPZ-O4;</li> <li>the activity will enable tangata whenua to provide for their social, cultural, environmental, and economic needs;</li> <li>the scale, design, and layout of the activity is compatible with the character and amenity of the surrounding area;</li> <li>there is adequate existing and/or planned <i>infrastructure</i> to service the activity;</li> <li>any adverse effects can be avoided, remedied, or mitigated; and</li> <li>any potential conflict between activities within the zone or at zone interfaces can be avoided, remedied, or mitigated.</li> </ol>	
<b>MPZ-P3</b>	<b>Incompatible activities and development</b>
<p>Avoid land use and development in the Māori Purpose Zone, including <i>industrial</i>, and <i>commercial activities</i>, that are incompatible with the purpose, character, and amenity values of the Māori Purpose Zone and adjacent zones.</p>	
<b>MPZ-P4</b>	<b>Maintaining character and amenity</b>
<p>Maintain the character and amenity of the Māori Purpose Zone and mitigate adverse effects on adjoining properties associated with land use activities and development within the Māori Purpose Zone by controlling the effects of:</p> <ol style="list-style-type: none"> <li><i>building</i> bulk, scale, <i>height</i>, and location; and</li> <li>noise, light overspill, traffic effects, and signage.</li> </ol>	

<b>MPZ-P5</b>	<b>Relocatable buildings</b>
<p>Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:</p> <ol style="list-style-type: none"> <li>a. requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;</li> <li>b. ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;</li> <li>c. requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and</li> <li>d. maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.</li> </ol>	

## Rules

<b>MPZ-R1</b>	<b><i>Buildings and structures, including construction, additions, and alterations</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. MPZ-S1;</li> <li>ii. MPZ-S2;</li> <li>iii. MPZ-S3;</li> <li>iv. MPZ-S4</li> <li>v. MPZ-S6;</li> <li>vi. MPZ-S7;</li> <li>vii. MPZ-S8; and</li> <li>viii. MPZ-S9.</li> </ol> </li> </ol> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with MPZ-R1(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ol>

<b>MPZ-R2</b>	<b>Demolition or removal of <i>buildings</i> and <i>structures</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
<b>MPZ-R3</b>	<b><i>Relocatable buildings</i> (excluding any <i>building</i> that is not to be used as a <i>residential unit</i>)</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. MPZ-S1;</li> <li>ii. MPZ-S2;</li> <li>iii. MPZ-S3;</li> <li>iv. MPZ-S6;</li> <li>v. MPZ-S7;</li> <li>vi. MPZ-S8;</li> <li>vii. MPZ-S9; and</li> <li>viii. MPZ-S10.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with MPZ-R3(1).</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>
<b>MPZ-R4</b>	<b><i>Papakāinga</i></b>
	1. Activity status: <b>Permitted</b>
<b>MPZ-R5</b>	<b><i>Marae</i></b>
	1. Activity status: <b>Permitted</b>
<b>MPZ-R6</b>	<b><i>Customary activities</i></b>
	1. Activity status: <b>Permitted</b>

<b>MPZ-R7</b>	<b>Urupā</b>
	1. Activity status: <b>Permitted</b>
<b>MPZ-R8</b>	<b><i>Residential activities</i></b>
	1. Activity status: <b>Permitted</b>
<b>MPZ-R9</b>	<b><i>Residential visitor accommodation (excluding visitor accommodation)</i></b>
	1. Activity status: <b>Permitted</b>

<b>MPZ-R10</b>	<b><i>Home business</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. MPZ-S1;</li> <li>ii. MPZ-S2;</li> <li>iii. MPZ-S3; and</li> <li>iv. MPZ-S5;</li> </ul> </li> <li>b. No more than 50m<sup>2</sup> of total <i>gross floor area</i> of all <i>buildings</i> on a <i>site</i> is used for the <i>home business</i>;</li> <li>c. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and</li> <li>d. There is no <i>outdoor storage</i> of goods and materials.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MPZ-R10(1).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. Whether the activity is compatible with the character of the surrounding neighbourhood.</li> </ul>

	<ol style="list-style-type: none"> <li>3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects.</li> <li>4. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</li> <li>5. Whether the activity is appropriately located in the Māori Purpose Zone or another more appropriate zone.</li> </ol>
--	---

<b>MPZ-R11</b>	<b><i>Primary production, excluding quarrying activities, intensive primary production, and rural industry</i></b>
----------------	--

	1. Activity status: <b>Permitted</b>
--	--------------------------------------

<b>MPZ-R12</b>	<b><i>Intensive primary production</i></b>
----------------	--

	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with MPZ-S5.</li> </ol>
--	--

	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with MPZ-R12(1).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ol>
--	---

<b>MPZ-R13</b>	<b><i>Conservation activities</i></b>
----------------	---------------------------------------

	1. Activity status: <b>Permitted</b>
--	--------------------------------------

<b>MPZ-R14</b>	<b><i>Rural produce retail</i></b>
----------------	------------------------------------

	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. There is only one <i>rural produce retail</i> activity per site;</li> </ol>
--	---

	<ul style="list-style-type: none"> <li>b. The <i>gross floor area</i> is no more than 40m<sup>2</sup>; and</li> <li>c. The activity does not rely on or require direct access to a State Highway.</li> </ul>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MPZ-R14(1).</li> </ul>

MPZ-R15	<i>Quarrying activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. It is a <i>farm quarry</i>.</li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MPZ-R15(1);</li> <li>b. There is no processing including crushing, screening, washing, or blending on site; and</li> <li>c. A management plan has been prepared for the operation of the <i>quarrying activity</i>.</li> </ul> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The siting and scale of <i>buildings</i> and visual screening to maintain the character and amenity values of the surrounding environment.</li> <li>2. Measures to minimise any adverse noise, vibration, access, dust, and lighting effects.</li> <li>3. Vehicle access design and location.</li> <li>4. Effects on the safety, effectiveness, and efficiency of the transport network from the type, number, and time of day of vehicle movements anticipated.</li> <li>5. Measures to minimise any adverse effects on character and amenity values of the surrounding environment from the movement of vehicles.</li> <li>6. Measures to minimise any adverse effects on visual amenity and character values including use of landscaping.</li> <li>7. Use of industry best practice and management plans, including monitoring and self-reporting.</li> </ol>

	<p>8. Measures to remediate the site following closure of <i>quarrying activities</i>.</p> <p>9. Any bond or financial contributions that manage any of the effects of other matters of discretion.</p>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with MPZ-R15(2).</p>

<b>MPZ-R16</b>	<b><i>Seasonal worker accommodation</i></b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. There is a maximum of five seasonal worker accommodation buildings per <i>site</i>;</p> <p>b. The <i>gross floor area</i> of any seasonal worker accommodation building is no more than 150m<sup>2</sup>.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with MPZ-R16(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> <li>2. Number of seasonal workers accommodation required to enable the <i>primary production</i> activity.</li> <li>3. The effect of the intensity and scale of the activity.</li> <li>4. The building design, siting, form, and external appearance is compatible with the Māori Purpose Zone.</li> </ol>

<b>MPZ-R17</b>	<b><i>Educational facilities, excluding childcare home businesses</i></b>
	<p>1. Activity status: <b>Permitted</b></p>

<b>MPZ-R18</b>	<b><i>Community facilities</i></b>
	<p>1. Activity status: <b>Permitted</b></p>

<b>MPZ-R19</b>	<b><i>Healthcare activities</i></b>
	1. Activity status: <b>Permitted</b>
<b>MPZ-R20</b>	<b>Rural industry</b>
	1. Activity status: <b>Discretionary</b>
<b>MPZ-R21</b>	<b><i>Commercial activities</i></b>
	1. Activity status: <b>Discretionary</b>
<b>MPZ-R22</b>	<b><i>Industrial activities</i></b>
	1. Activity status: <b>Discretionary</b>
<b>MPZ-R23</b>	<b>Any other activity not listed in this chapter</b>
	1. Activity status: <b>Discretionary</b>

## Standards

<b>MPZ-S1</b>	<b>Maximum <i>height</i></b>
<p>1. The maximum <i>height</i> of any <i>building</i> or <i>structure</i> shall be:</p> <ol style="list-style-type: none"> <li>a. 10m above ground level for <i>residential units</i>; and</li> <li>b. 12m above ground level for all other <i>buildings</i> and <i>structures</i>.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building</i> or <i>structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building</i> or <i>structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> </ol>

MPZ-S2	Maximum <i>height in relation to boundary</i>	
<p>1. For sites adjoining a Residential or Open Space and Recreation zone, the building shall meet the <i>height in relation to boundary</i> requirement for the Residential or Open Space and Recreation zone on the shared boundary. This shall not apply to road boundaries.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building or structure</i>.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the <i>building or structure</i>.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area.</li> <li>5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</li> </ol>	

MPZ-S3	Minimum setbacks	
<p>1. All <i>buildings</i> and <i>structures</i> must comply with the minimum setbacks that apply in the zone for sites adjoining the site in the Māori Purpose Zone.</p> <ol style="list-style-type: none"> <li>a. Where the site in the Māori Purpose Zone adjoins more than one zone, the minimum setbacks for the zone apply to the shared boundary; and</li> <li>b. Where the site in the Māori Purpose Zone adjoins more than one zone, the minimum setback for the front road boundary is the smallest of the building setbacks for the adjoining zones.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the <i>building or structure</i>.</li> <li>2. Effects on streetscape and the character of the area.</li> <li>3. Effects on the amenity values of adjacent sites, including visual dominance or loss of outlook or privacy.</li> <li>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</li> <li>5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the <i>site</i>.</li> </ol>	

	<ol style="list-style-type: none"> <li>6. Whether there are topographical or other <i>site</i> constraints that make compliance with the permitted standard impractical.</li> <li>7. For the <i>surface waterbody</i> setbacks, the effects on the values of the <i>surface waterbody</i>.</li> </ol>
--	---

MPZ-S4	Maximum fence height	
<ol style="list-style-type: none"> <li>1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a <i>height</i> above <i>ground level</i> of 1.8m.</li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the building or structure.</li> <li>2. Visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the building or structure.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. The extent to which the additional height is necessary due to the physical constraints of the site or to mitigate noise (including road noise) if the site is located adjacent to a noise-emitting source.</li> <li>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</li> </ol>	

MPZ-S5	<i>Intensive primary production</i>	
<ol style="list-style-type: none"> <li>1. <i>Intensive primary production</i> must meet the following standards: <ol style="list-style-type: none"> <li>a. not be located within 500m of an existing <i>residential unit</i> that is under separate ownership;</li> </ol> </li> </ol>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The extent to which the nature and scale of activity, including the number and type of animals is consistent with the characteristics of</li> </ol>	

<ul style="list-style-type: none"> <li>b. not be located within 50m of any site boundary;</li> <li>c. not be located within the Water Supply Protection Areas shown on the Planning Maps;</li> <li>d. no effluent holding pond shall be located within 300m of an existing <i>residential unit</i> that is under separate ownership; and</li> <li>e. not be located within 20m of any <i>surface waterbody</i>.</li> </ul>	<p>the proposed site and the receiving environment.</p> <ul style="list-style-type: none"> <li>2. Any measures to internalise adverse effects and avoid conflict and potential <i>reverse sensitivity</i> effects on activities anticipated in the zone.</li> <li>3. The extent to which the activity, including any buildings, compounds, or part of a site used for housing animals are sufficiently designed and located or separated from sensitive activities, <i>residential units</i>, and boundaries of residential zones to avoid adverse effects on residents.</li> <li>4. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values.</li> <li>5. The potential for the activity to produce adverse effects, including dust, noise, odour, and any measures to internalise adverse effects within the site, and any mitigation measures to address effects that cannot be internalised.</li> <li>6. Access and vehicle movements on the site and the safety and efficiency of the roading network.</li> </ul>
--	--

MPZ-S6	On-site services
<p>1. Where a connection to the Council's reticulated water supply system or reticulated wastewater system is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, <i>Council Engineering Standards</i> and/or Wellington Water standards as applicable.</li> </ul>

<p>Regional Standard for Water Services December 2021.</p> <p>2. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</p> <p>3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	
---	--

<b>MPZ-S7</b>	<b>Drinking water supply</b>
<p>1. Where a connection to the Council's reticulated water supply system is available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with <i>Council Engineering Standards</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, <i>Council Engineering Standards</i> and/or Wellington Water standards as applicable.</li> </ol>

<b>MPZ-S8</b>	<b>Wastewater disposal</b>
<p>1. Where a connection to the Council's reticulated wastewater system is available, all buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with <i>Council Engineering Standards</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council Engineering Standards</i>, and/or Wellington Water standards as applicable.</li> </ol>

<b>MPZ-S9</b>	<b>Stormwater management</b>
<p>1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces,</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council's water bylaws, <i>Council Engineering</i></li> </ol>

<p>which shall be in accordance with <i>Council Engineering Standards</i>.</p> <p>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council Engineering Standards</i>.</p> <p>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</p>	<p><i>Standards, and/or Wellington Water standards as applicable.</i></p>
---	---

MPZ-S10	Relocatable Buildings	
<p>1. Building Inspection Report</p> <p>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and</p> <p>b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and</p> <p>c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and</p> <p>d. All other work required to reinstate the exterior of any relocatable building,</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.</li> <li>2. The requirement for any screening and landscape treatment.</li> <li>3. The bulk, design and location of the building in relation to the requirements of the zone.</li> <li>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</li> <li>5. The imposition of a performance bond to ensure compliance with the consent conditions.</li> </ol>	

including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and

- e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed.
2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building.
  3. Previous Use
    - a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation.
  4. Performance Bond
    - a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard MPZ-S9(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.
    - b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.
    - c. Subject to the provisions of the Deed, the bond will be refunded after the

Council has inspected and confirmed compliance with external reinstatement requirements.

Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).

## Designations

A designation is a mechanism used by Ministers of the Crown, local authorities, and network utility operators approved as requiring authorities to get planning authorisation for public works and protect land for future public works. A designation is a form of 'spot zoning' over a site, area or route in a district plan. A designation enables a requiring authority to undertake works in the designated area without the need for resource consent if the works are within the scope of the designation. However, they may still need to obtain resource consents from the Greater Wellington Regional Council.

Designations that are already in the Operative District Plan may be rolled over into the Proposed District Plan with or without modification. Rollover notices can be found on the website at <https://www.wairaraplan.co.nz/>.

New designations are included through a Notice of Requirement. A Notice of Requirement has immediate interim effect when it is notified, meaning that no person may do anything that would prevent or hinder the public work, project, or work to which the designation relates unless the person has the prior written consent of the requiring authority. Notices of Requirement can be found on the website at <https://www.wairaraplan.co.nz/>.

Once the Requiring Authority accepts the local authority's recommendation on the Notice of Requirement (if the recommendation is to approve) it becomes a new Designation or the existing Designation is altered in accordance with what the Requiring Authority has accepted.

Outline plans are required to be submitted to Council prior to construction commencing of any public work, or work on designated land, except for works excluded under Section 176A of the Resource Management Act 1991. Outline plans are not required for:

- a. Any work which the person or body responsible for its construction considers is immediately necessary:
  - i. To safeguard life or property; or
  - ii. To maintain or restore communication or transport links.
- b. Dams and bridges.
- c. Any utility listed as a permitted activity in the District-wide and Zone rules of this Plan.
- d. Such other works for which it is considered by the Council to be impracticable or unnecessary to prepare outline plans.

## Carterton District Council

### CDC - Carterton District Council

<b>CDC-C-01: Water supply intake</b>	
Designation unique identifier	CDC-C-01
Designation purpose	Water supply intake
Site identifier	Norfolk Road LOT 1 DP 54508 BLK XIV XV MIKIMIKI SD RURAL WARD
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to designation boundary and legal description. Formerly designation Dc001.

<b>CDC-C-02: Council offices</b>	
Designation unique identifier	CDC-C02
Designation purpose	Council offices
Site identifier	28 Holloway Street Section 149 Carterton Township
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover with modification to address. Formerly designation Dc002.
------------------------	---

<b>CDC-C-03: Library</b>	
Designation unique identifier	CDC-C-03
Designation purpose	Library
Site identifier	50 Holloway Street Pt Subdivision 5 of Section 3 Carterton Township
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dc003.

<b>CDC-C-04: Clock tower and Information Site</b>	
Designation unique identifier	CDC-C-04
Designation purpose	Clock tower and information site
Site identifier	High Street Lot 1 DP 81767, Sec 158 Pt Sec 154 Carterton Township
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover without modification. Formerly designation Dc004.
------------------------	---

<b>CDC-C-05: Water supply</b>	
Designation unique identifier	CDC-C-05
Designation purpose	Water supply
Site identifier	Kaipatangata Road Section 12, Pt Sections 2, 3, Section 1 SD 26541 Blk Tiffin SD
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dc005.

<b>CDC-C-06: Landfill</b>	
Designation unique identifier	CDC-C-06
Designation purpose	Landfill
Site identifier	Dalefield Road Lot 1 DP 30724 and Part Lot 2 DP 30724
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover with modification to legal description. Formerly designation Dc006.
------------------------	---

<b>CDC-C-07: Carterton Sewage Treatment Plant</b>	
Designation unique identifier	CDC-C-07
Designation purpose	Wastewater management facilities
Site identifier	Dalefield Road Lots 1, 2 DP 24549, Part Lot DP30724, Lot 2 DP 89642, Lot 1 DP 14020
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc007a.

<b>CDC-C-08: Daleton Farm treated wastewater storage, land irrigation and public amenity area</b>	
Designation unique identifier	CDC-C-08
Designation purpose	Wastewater management and public amenity
Site identifier	State Highway 2 and Dalefield Road Lot 2 DP 89642 and Lot 1 DP 14020
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	Yes
Additional information	Rollover without modification. Formerly designation Dc007b.

### Conditions

1. The scope of the works and extent of the works undertaken within the designation shall be in general accordance with the Notices of Requirement and supporting Assessment of Environmental Effects, dated April 2017.

<b>CDC-C-09: Council depot</b>	
Designation unique identifier	CDC-C-09
Designation purpose	Council depot
Site identifier	Park Road Pt Section 40 Carterton Township
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc008.

<b>CDC-C-10: Water supply</b>	
Designation unique identifier	CDC-C-10
Designation purpose	Water supply
Site identifier	81 Frederick Street Lot 218 DP 126
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dc009.

<b>CDC-C-11: Supplementary water supply</b>	
Designation unique identifier	CDC-C-11
Designation purpose	Supplementary water supply
Site identifier	81 Frederick Street, Cnr Lincoln Road & Frederick Street Lots 72, 73, 216, 217 DP 126
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dc010.

<b>CDC-C-12: Council depot</b>	
Designation unique identifier	CDC-C-12
Designation purpose	Council depot
Site identifier	80 Holloway Street Pt Subdivision 2 of Section 3 Carterton Township
Lapse date	Given effect to (i.e. no lapse date)

# 641

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and address. Formerly designation Dc011.

<b>CDC-C-13: Cemetery</b>	
Designation unique identifier	CDC-C-13
Designation purpose	Cemetery
Site identifier	138 Chester Road Pt Sections 300, 348 Blk VII Tiffin SD
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dc012.

## **CNZ – Chorus New Zealand Limited**

<b>CNZ-C-01: Gladstone Exchange</b>	
Designation unique identifier	CNZ-C-01
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Te Whiti Road Section 1 Survey Office Plan 25451
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dc032.

<b>CNZ-C-02: Carterton Exchange</b>	
Designation unique identifier	CNZ-C-02
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Cnr Holloway Rd & High Street, Carterton Lot 2 Deposited Plan 81767
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dc033.

## **GWRC – Greater Wellington Regional Council**

<b>GWRC-C-01: Mangatarere Stopbank</b>	
Designation unique identifier	GWRC-C-01
Designation purpose	Flood protection and mitigation purposes
Site identifier	Lot 1 DP 501581, Lot 2 DP 16761

Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc013.

<b>GWRC-C-02: Ruamahanga Stopbank</b>	
Designation unique identifier	GWRC-C-02
Designation purpose	Flood protection and mitigation purposes
Site identifier	Lot 2 DP 346660, Lot 2 DP 79594, Hurunuiorangi Z Block Part Lot 6 DP 512, Section 9 Block XV Tiffin SD, DP 11485, Lot 2 DP 4578, Lot 1 DP 4578, Part Lot 6 DP 3149, Lot 1 DP 79594, Part Section 101 Ahiaruhe DIST
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc013a.

<b>GWRC-C-03: Waiohine River Stopbanks</b>	
Designation unique identifier	GWRC-C-03
Designation purpose	Flood protection and mitigation purposes
Site identifier	Lot 2 DP 2444, Lot 2 DP 44030, Part Lot 3 DP 2444, Lot 1 DP 491392, Lot 2 DP

	461177, Lot 4 DP 44030, Lot 1 DP 44030, Part Lot 6 DP 5191, Part Taratahi 391C1A Block, Part Lot 3 DP 2444, Lot 2 DP 414376, Lot 2 DP 491392
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc013b.

<b>GWRC-C-04: Waiohine River Stopbanks Works</b>	
Designation unique identifier	GWRC-C-04
Designation purpose	Flood protection and mitigation purposes
Site identifier	Lot 1 DP 2444, Lot 2 DP 456107
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc013c.

## **KRH – KiwiRail Holdings Limited**

<b>KRH-C-01: Wairarapa Line including rail bridges and level crossings</b>	
Designation unique identifier	KRH-C-01
Designation purpose	Railway purposes

# 645

Site identifier	Wairarapa Line including rail bridges and level crossings Refer to Planning Maps
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, site identifier, designation boundary. Formerly designation Dc020. Note. In some instances the designation boundary on the Planning Maps may appear to be offset from the underlying cadastre. This is a result of discrepancies within LINZ Core Record System.

## MEDU – Minister of Education

"Education Purposes" in the designated purpose means to:

- a) Enable the use of the facilities on the site by and for the educational benefit of any preschool and school age students (i.e. years 0 to 13) regardless of whether they are enrolled at the institution located on the site.
- b) Enable the provision of supervised care and study opportunities for students outside school hours in school facilities.
- c) Enable the provision of community education (e.g. night classes for adults) outside school hours in school facilities.
- d) Include but not be limited to the provision of academic, sporting, social and cultural education including through:
  - i) Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;
  - ii) Formal and informal cultural activities and competitions whether carried out during or outside school hours;
  - iii) The provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs.
- e) Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.
- f) Enable the provision of associated administrative services; carparking and vehicle manoeuvring; and health, social services and medical services (including dental clinics and sick bays).
- g) Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretaker) and their families."

<b>MEDU-C-01: Dalefield School</b>	
Designation unique identifier	MEDU-C-01
Designation purpose	Education purposes
Site identifier	Thomas Road, RD 1, Carterton Section 1 SO 519587 and Section 2 SO 519587

Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and boundary. Formerly designation Dc014.

<b>MEDU-C-02: Gladstone School</b>	
Designation unique identifier	MEDU-C-02
Designation purpose	Education purposes
Site identifier	Martinborough-Masterton Road, Gladstone Lots 2, 4, 6, 8, 93, 95, 97, and 99 DEEDS 30
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, legal description, and boundary. Formerly designation Dc015.

<b>MEDU-C-03: South End School</b>	
Designation unique identifier	MEDU-C-03
Designation purpose	Education purposes
Site identifier	High Street, Carterton

	Pt Sec 15 Town of Carterton, Pt Sec 14 Town of Carterton
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and legal description. Formerly designation Dc016.

<b>MEDU-C-04: Carterton School</b>	
Designation unique identifier	MEDU-C-04
Designation purpose	Education purposes
Site identifier	Holloway Street, Carterton Sec 150 and Pts 1 of Sec 3 Town of Carterton, Lots 25 & 26 DP 143
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and boundary. Formerly designation Dc017.

<b>MEDU-C-05: St Mary's School (Carterton)</b>	
Designation unique identifier	MEDU-C-05
Designation purpose	Education purposes

Site identifier	King Street, Carterton Lots 1-4 DP 65079
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Secondary
Conditions	No
Additional information	Rollover with modification to name and legal description. Formerly designation Dc018.

### MPOL – Minister of Police

<b>MPOL-C-01: Carterton Police Station</b>	
Designation unique identifier	MPOL-C-01
Designation purpose	Police Station and associated residence
Site identifier	30 Holloway Street, Carterton Part Subdivision 5 of Section 3 Town of Carterton, Part Section 154 Town of Carterton, Section 152 Town of Carterton, Part Section 153 Town Carterton
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and legal description. Formerly designation Dc019.

## NZTA – New Zealand Transport Agency

NZTA-C-01: State Highway 2	
Designation unique identifier	NZTA-C-01
Designation purpose	To construct, operate, maintain, and improve a state highway, cycleway and/or shared path, and associated infrastructure
Site identifier	State Highway 2 from the boundary with Masterton District at the Waingawa River in the north to the boundary with South Wairarapa District at the Waiohine River in the south
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	<p>Rollover with modification to purpose and boundary.</p> <p>Formerly designations Dc034, Dc035, Dc036</p> <p>Notes:</p> <p>The following sections of State Highway 2 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989:</p> <ol style="list-style-type: none"> <li>a. From southern boundary of Masterton Borough to Northern Carterton Borough, as declared by NZ Gazette 30, Page 882, Dated 16th May 1968</li> <li>b. From southern Carterton Borough boundary to northern Greytown Borough boundary, as declared by NZ Gazette 110, Page 2546, Dated 29th October 1974.</li> </ol>

## PCO – Powerco Limited

<b>PCO-C-01: Tasman Distribution Substation</b>	
Designation unique identifier	PCO-C-01
Designation purpose	Electricity distribution
Site identifier	Tasman Crescent Lot 24 DP 49459
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification Formerly designation Dc021.

<b>PCO-C-02: Baillie Distribution Substation</b>	
Designation unique identifier	PCO-C-02
Designation purpose	Electricity distribution
Site identifier	Baillie Crescent Lot 8 DP 49239
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc022.

<b>PCO-C-03: Moore Distribution Substation</b>	
Designation unique identifier	PCO-C-03
Designation purpose	Electricity distribution
Site identifier	Moore Crescent Lot 32 DP 44975
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc023.

<b>PCO-C-04: Fisher 1 Distribution Substation</b>	
Designation unique identifier	PCO-C-04
Designation purpose	Electricity distribution
Site identifier	Fisher Place Lot 31 DP 44943
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc024.

<b>PCO-C-05: King Distribution Substation</b>	
Designation unique identifier	PCO-C-05
Designation purpose	Electricity distribution
Site identifier	King Street Lot 8 DP 44559
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc025.

<b>PCO-C-06: Clareville Zone Substation</b>	
Designation unique identifier	PCO-C-06
Designation purpose	Electricity distribution
Site identifier	Somerset Road Part Lot 1 DP 7398
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc026.

<b>PCO-C-07: Fisher 2 Distribution Substation</b>
---

Designation unique identifier	PCO-C-07
Designation purpose	Electricity distribution
Site identifier	Fisher Place Lot 18 DP 32137
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc027.

**PCO-C-08: Norfolk Zone Substation**

Designation unique identifier	PCO-C-08
Designation purpose	Electricity distribution
Site identifier	Norfolk Road Lot 1 DP 32309
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc028.

**PCO-C-09: Hornsby Distribution Substation**

Designation unique identifier	PCO-C-09
-------------------------------	----------

# 655

Designation purpose	Electricity distribution
Site identifier	Hornsby Street Lot 22 DP 30728
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dc029.

<b>PCO-C-10: Gladstone Zone Substation</b>	
Designation unique identifier	PCO-C-10
Designation purpose	Electricity distribution
Site identifier	Gladstone Road Lot 1 DP 33686
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Dc030.

## **SPK – Spark New Zealand Trading Limited**

<b>SPK-C-01: Carterton Exchange</b>	
Designation unique identifier	SPK-C-01

# 656

Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Cnr Holloway Rd & High Street, Carterton Lot 2 Deposited Plan 81767
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Secondary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dc033

## TPR – Transpower New Zealand Limited

<b>TPR-C-01: Masterton Substation</b>	
Designation unique identifier	TPR-C-01
Designation purpose	Electricity substation
Site identifier	113 Cornwall Road, East Taratahi Lot 1 DP 7208, Lot 2 DP 75896
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dc037.

## Masterton District Council

### CNZ – Chorus New Zealand Limited

<b>CNZ-M-01: Masterton Exchange</b>	
Designation unique identifier	CNZ-M-01
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Lincoln Road, Masterton Lots 1-2 Deposited Plan 13909 and Section 1 Survey Office Plan 28301
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm138.

<b>CNZ-M-02: Rangitumau Microwave Station</b>	
Designation unique identifier	CNZ-M-02
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Off James Road, Rangitumau James Road Sec 1 Survey Office Plan 31724
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover with modification to address. Formerly designation Dm139.
------------------------	---

<b>CNZ-M-03: Homewood Radio Station</b>	
Designation unique identifier	CNZ-M-03
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Homewood Road Legal Road (Grid Reference T27 628035) Coordinates -41.137049562 176.011929372
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Dm140.

<b>CNZ-M-04: Rewa Radio Station</b>	
Designation unique identifier	CNZ-M-04
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Off Kintail Road, Stronvar Pt Lot 2 DP 69972 9pt Run 52, Lot 1 Deposited Plan 59047, Part Section 892 District Whareama
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and boundary. Formerly designation Dm141.

<b>CNZ-M-05: Tinui Valley Radio Station</b>	
Designation unique identifier	CNZ-M-05
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Tanawa Road, Tinui Valley Lot 1 Deposited Plan 76249
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm142.

<b>CNZ-M-06: Mauriceville Exchange</b>	
Designation unique identifier	CNZ-M-06
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Opaki Kaiparoro Road, Mauriceville Section 1 Survey Office Plan 26247
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm143.

<b>CNZ-M-07: Tinui Exchange</b>	
Designation unique identifier	CNZ-M-07
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Black Hill Road & Manawa Road, Tinui Section 2 Survey Office Plan 18995
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm144.

<b>CNZ-M-08: Wainuioru Exchange</b>	
Designation unique identifier	CNZ-M-08
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Masterton Stronvar Road, Wainuioru Section 1 Survey Office Plan 26922 Coordinates -41.04529021 175.82024119
Lapse date	Given effect to (i.e. no lapse date)

# 661

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm145.

<b>CNZ-M-09: Whakataki Road Station</b>	
Designation unique identifier	CNZ-M-09
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Castlepoint Road, Whakataki Part Sec 953 and partially on legal road Coordinates -40.866147 176.220210
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Dm146.

<b>CNZ-M-10: Bute Radio Station</b>	
Designation unique identifier	CNZ-M-10
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Bute Road, Tinui Lot 1 DP 2706 Grid Reference T26 613316

	Coordinates -40.883535 175.980678
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Dm147.

<b>CNZ-M-11: Castlepoint Radio Station</b>	
Designation unique identifier	CNZ-M-11
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Off Jetty Road (Grid Reference U26 812294) Coordinates -40.897560, 176.220251
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Dm148.

<b>CNZ-M-12: Riversdale Radio Station</b>	
Designation unique identifier	CNZ-M-12
Designation purpose	Telecommunication and Radio communication and Ancillary purposes

Site identifier	Pinedale Crescent, Riversdale Lot 14 DP 17860 (Grid Reference T27 680085)
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Dm149.

## GWRC – Greater Wellington Regional Council

<b>GWRC-M-01: Waingawa River Stopbank Works</b>	
Designation unique identifier	GWRC-M-01
Designation purpose	Flood protection and mitigation purposes
Site identifier	Part Section 20 Waipoua DIST, Lot 3 DP 58705, Lot 1 DP 66493, Lot 2 DP 354399, Lot 4 DP 336528, Lot 2 DP 66493, Lot 1 DP 60714, Lot 1 DP 58705, Lot 2 DP 81540, Lot 1 DP 81540, Lot 11 DP 16823, Section 1 SO 36630, Lot 1 DP 354399, Lot 2 DP 60714
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm002.

<b>GWRC-M-02: Waipoua River Stopbanks</b>	
Designation unique identifier	GWRC-M-02
Designation purpose	Flood protection and mitigation purposes
Site identifier	<p>Lot 1 DP 44703, Lot 4 DP 357769, Lot 4 DP 366959, Lot 48 DP 38, Section 202 Masterton SM FM SETT Lot 7 DP 85364, Lot 2 DP 455552, Lot 3 DP 366959, Lot 2 DP 425377, Part Lot 3 DP 13721, Part Section 104 Masterton SM FM SETT, Part Lot 11 DP 4084, Lot 1 DP 27748, Part Lot 8 DP 1123, Lot 2 DP 75464, Akura 12 Block, Lot 3 DP 75464, Part Akura 10 Block, Lot 4 DP 1123, Lot 1 DP 537169, Part Section 57 Masterton SM FM SETT, Part Lot 55 DP 38, Lot 56 DP 38, Part Section 139 Masterton SM FM SETT, Section 192 Masterton SM FM SETT, Section 146 Masterton SM FM SETT, Part Section 57 Masterton SM FM SETT, Lot 60 DP 38, Part Lot 7 DP 4084, Part Lot 11 DP 4084, Lot 1 DP 9034, Part Section 104 Masterton SM FM SETT, Lot 3 DP 69228, Lot 1 DP 461797, Lot 2 DP 79162, Lot 3 DP 1123, Lot 5 DP 1123, Section 13 Akura BLK, Part Akura 1C3B2 Block, Lot 2 DP 1123, Akura 1A1B, Part Lot 51 DP 38, Part Lot 46A DP 38, Lot 1 DP 1123, Part Lot 53 DP 38, Lot 52 DP 38, Lot 61 DP 38, Part Section 58 Masterton SM FM SETT, Lot 8 DP 10548, Part Lot 5 DP 4084, Lot 46 DP 38, Lot 5 DP 75529, Lot 3 DP 374895, Part Section 57 Masterton SM FM SETT, Part Lot 2 DP 20985, Part Section 57 Masterton SM FM SETT, Part Section 58 Masterton SM FM SETT, Part Lot 51 DP 38, Part Lot 47 DP 38, Part Lot 1 DP 64, Lot 1 DP 337060, Lot 2 DP 337060, Part Lot 47 DP 38, Lot 1 DP</p>

	61935, Part Section 59 Masterton SM FM SETT, Lot 1 DP 50610, Lot 7 DP 35127
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm003.

**GWRC-M-03: Upper Ruamāhanga Stopbank Works**

Designation unique identifier	GWRC-M-03
Designation purpose	Flood protection and mitigation purposes
Site identifier	Part Lot 1 DP 11408, Lot 1 DP 534158
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm004.

**GWRC-M-04: Waipoua River Stopbank Works**

Designation unique identifier	GWRC-M-04
Designation purpose	Flood protection and mitigation purposes
Site identifier	Akura 12 Block
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm005.

<b>GWRC-M-05: Upper Ruamahanga Stopbanks</b>	
Designation unique identifier	GWRC-M-05
Designation purpose	Flood protection and mitigation purposes
Site identifier	Lot 2 DP 86713, Part Lot 1 DP 1876, Lot 1 DP 31359, Lot 3 DP 58810, Lot 6 DP 457199, Lot 1 DP 55337, Lot 1 DP 83414, Lot 1 DP 514461, Lot 2 DP 400978, Lot 3 DP 457199, Lot 2 DP 379269, Lot 2 DP 514461, Lot 1 DP 534525, Lot 1 DP 15195, Part Lot 2 DP 24877, Part Te Oreore 1E4 Block, Lot 1 DP 400978, Lot 1 DP 28899, Lot 1 DP 420337, Lot 2 DP 1876, Part Pokohiwi Block, Lot 1 DP 438132, Part Lot 1 DP 12951, Lot 1 DP 61709, Part Lot 2 DP 14159, Section 42 Tauweru DIST, Lot 2 DP 83414, Lot 2 DP 336527, Section 41 Tauweru DIST, Lot 1 DP 14159, Lot 2 DP 534525, Lot 2 DP 420337, Lot 1 DP 379269
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Unconfirmed (overlaps with MEDU-M-16 Rathkeale College)
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm006.

**KL – Kordia Limited**

<b>KL-M-01: Otahoua Broadcasting &amp; Telecommunications Facility Masterton</b>	
Designation unique identifier	KL-M-01
Designation purpose	To provide for the installation, operation, maintenance and replacement and removal of broadcasting, telecommunications, radiocommunications activities, structures and buildings as well as any associated and ancillary facilities and land uses
Site identifier	Masterton Stronvar Road Lot 1 DP 59378
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Rollover with modification to purpose and conditions.  Formerly designation Dm001.

**Conditions**

1. The following structures, buildings, equipment and ancillary land uses to maintain the operation of the facility shall be permitted and may be established and/or undertaken within the area subject to this designation on a permanent basis without the provision of any outline plan of works pursuant to section 176A of the ACT:
  - a. The upgrade, repair or repositioning of the existing tower and equipment building within the designated area;
  - b. The installation of dish antennas with a maximum diameter less than 4.0 metres.
  - c. Broadcasting, Telecommunication and Radiocommunication antennas including whip, grid, yagi, dipoles and panels or similar ancillary equipment, but no single antenna shall have a solid frontal surface area of greater than 4.0m<sup>2</sup>, unless otherwise specified above or being a replacement of an existing antenna.

- d. Equipment Cabinets and container generators not exceeding 18m<sup>2</sup> in plan area.
- e. The use of auxiliary power generators on a temporary basis as necessary.
- f. The maintenance of the land and vegetation within the designated area to ensure the ongoing operation of the facility.

## KRH – KiwiRail Holdings Limited

<b>KRH-M-01: Wairarapa Line including rail bridges and level crossings</b>	
Designation unique identifier	KRH-M-01
Designation purpose	Railway purposes
Site identifier	Wairarapa Line including rail bridges and level crossings Refer to Planning Maps
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, site identifier, designation boundary. Formerly designation Dm082. Note. In some instances the designation boundary on the Planning Maps may appear to be offset from the underlying cadastre. This is a result of discrepancies within LINZ Core Record System.

## MCHI – Minister for Children

<b>MCHI-M-01: Home for the care of children and young people</b>	
Designation unique identifier	MCHI-M-01

Designation purpose	Residence for the care and protection of children and young persons
Site identifier	8 Green Lane Road, Masterton Lot 2 DP 85603
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and address. Formerly designation Dm059.

### MCOU – Minister for Courts

<b>MCOU-M-01: Masterton Courthouse</b>	
Designation unique identifier	MCOU-M-01
Designation purpose	Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works include development and operation of land and buildings for aforementioned purposes.
Site identifier	41 Dixon Street, Masterton Section 1 Survey Office Plan 36758
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to purpose and address.

	Formerly designation Dm060.
--	-----------------------------

## MDC – Masterton District Council

<b>MDC-M-01: Mauriceville Transfer Station and Closed Landfill</b>	
Designation unique identifier	MDC-M-01
Designation purpose	Waste Management Purposes
Site identifier	South Road, Mauriceville Lot 1 DP 30259 Co-ordinates 1827388.53 5481736.28
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and boundary. Formerly designation Dm007.

<b>MDC-M-02: Tinui Water Supply</b>	
Designation unique identifier	MDC-M-02
Designation purpose	Water supply purposes
Site identifier	4195 Masterton-Castlepoint Road Lot 9 DP 88816 Co-ordinates 1857402.18 5471574.93
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

# 671

Additional information	Rollover with modification to address. Formerly designation Dm008.
------------------------	---

<b>MDC-M-03: Water Treatment Plant (767A Upper Plain Road)</b>	
Designation unique identifier	MDC-M-03
Designation purpose	Water Treatment Plant
Site identifier	767A Upper Plain Road Lot 1 DP 54149, Lot 1 DP 51784 Co-ordinates 1815054.74 5467760.99
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and to combine Dm009 and Dm010 Access to the Water Treatment Plant and Water Treatment Plant. Formerly designation Dm009 and Dm010.

<b>MDC-M-04a: Hood Aerodrome - South Road</b>	
Designation unique identifier	MDC-M-04a
Designation purpose	Aerodrome and Recreation Purposes
Site identifier	177 South Road, Masterton Pt Lot 2 DP 22371, Sec 89 & Pt Sec 87 Manaia District, Lot 1 & Lot 2 DP 51469, Lots 1-3 DP 53723, Lot 1 DP 86624, Lot 1 DP 84289, Lot 1 DP 50847, Lot 1 DP 52995, Lot 1 DP 54018, Lot 1 DP 28366, Pt

	Sec 14 Mania District, Pt Waingawa Riverbed 28046, Lot 1 DP 359891 Co-ordinates 1820747.85 5460696.64
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Rollover with modification to address. Formerly designation Dm012.

### **Conditions**

#### Conditions relating to Aircraft Noise Management:

1. Hood Aerodrome shall be managed so that noise from aircraft operations does not exceed 50 dBA Ldn outside the Outer Air Noise Boundary or 60 dBA Ldn outside the Inner Air Noise Boundary shown on the District Plan planning maps numbered 14, 39, 50, 51 and 52. For the purpose of this control, aircraft noise shall be assessed in accordance with NZS6805:1992.
2. The airport authority shall demonstrate compliance with Condition (1) annually by calculating noise contours based on records of actual aircraft activities for the preceding 12 month period. In addition to calculating noise contours for the 12- month period, and to account for intensive noise effects associated with highly seasonal aircraft activity, the airport authority shall also calculate noise contours to demonstrate compliance for the busiest 3-month period of aircraft activity.
3. The annual noise compliance calculations undertaken under Condition (2) shall include calculation of the cumulative noise energy resulting from aircraft taking off from and landing on runway 14/32 to and from the north across South Road.
4. The airport authority shall make available to the Masterton District Council copies of its annual noise compliance calculations on request.
5. 'Noise from the following aircraft operations shall be excluded from compliance assessment calculations:
  - a. Aircraft landing or taking off in an emergency; and
  - b. Emergency flights required to rescue persons from life-threatening situations or to transport patients, human organs or medical personnel in medical emergency; and

- c. Aircraft using the airport in unforeseen circumstances as an essential alternative to landing at another scheduled airport; and
  - d. Flights required to meet the needs of a national or civil defence emergency declared under the Civil Defence Act 1983; and
  - e. Flights certified by the Minister of Defence as necessary for reasons of national security in accordance with Section 29A of the Civil Aviation Act 1990;
  - f. Aircraft undertaking fire fighting duties; and
  - g. Aircraft involved in air shows.
6. The airport authority shall prepare and implement a Noise Management Plan to assist in the management of noise from aircraft operations. The Noise Management Plan shall address the following matters:
- a. The operational restrictions and mitigation measures intended to minimise the impact of aircraft noise on the environment surrounding the Aerodrome;
  - b. The responsibilities of the airport authority and of Aerodrome users respectively to comply with operational restrictions and to adopt the mitigation measures;
  - c. The procedures intended for monitoring and recording actual aircraft movements at the Aerodrome;
  - d. The procedures to be adopted for receiving, logging and responding to noise complaints including details of the personnel to be contacted and their 24-hour contact phone numbers.
7. The airport authority shall review the effectiveness of the Noise Management Plan every 5 years.
8. The airport authority shall, in preparing the Noise Management Plan and any subsequent review of that Plan required by Conditions (6) and (7), consult with . the owners and occupiers of land surrounding the Aerodrome who are potentially affected by noise from aircraft activities including but not limited to the owners and occupiers of properties in South Road (west of Manaia Road) and number 124 South Belt or their representatives. This requirement to consult does not confer on those parties any power under the Act to approve or modify the Noise Management Plan but is intended to provide an opportunity for those parties to view and contribute to the contents of the Noise Management Plan.

Conditions Relating to Motor Sport Activities:

9. The frequency of organised motor sport events shall not exceed the following:
- a. Combined drag-racing and burn-out events: no more than 5 times per year;
  - b. Separate burn-out events: no more than 3 times per year;
  - c. Motorcross events: no more than 11 times per year.

10. Organised motor sport events including drag racing, burn-outs and motorcross events may occur only between the hours of 7 am to 10 pm.
11. Casual non-organised use of the motorcross facility may occur at any other time.

<b>MDC-M-04b: Hood Aerodrome – Manaia Road</b>	
Designation unique identifier	MDC-M-04b
Designation purpose	Aerodrome and Recreation (Airpark Precinct) Purposes, which, in addition to activities relating to the primary use of the Aerodrome includes aviation-related activities that are secondary to the primary use of the Aerodrome but have a functional requirement to be located on or adjoining the Aerodrome, such as an Aviation Centre/Museum and hanger homes
Site identifier	Manaia Road, Masterton Lot 3 DP 495682 Co-ordinates 1821691.79 5460979.93
Lapse date	26 June 2029
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Rollover without modification. Formerly designation Dm012a.

### **Conditions**

#### General

1. The development and use of the land shall be in accordance with its designated purpose for 'Aerodrome and Recreation (Airpark Precinct) Purposes', which, in addition to activities related to the primary use of the Aerodrome, includes aviation-related activities that are secondary to the primary use of the Aerodrome, but have a functional

requirement to be located on or adjoining the Aerodrome, such as an Aviation Centre/Museum and hangar homes.

2. Hangars and hangar homes shall be developed in accordance with any Hood Aerodrome Hangar Design Guidelines and any updates made to the guidelines by the Council.

### Information for an Outline Plan

3. An Outline Plan submitted pursuant to section 176A of the Act prior to any site preparation and construction works or for each development stage shall, in addition to the information required under section 176A(3), except where otherwise specified or not relevant, address how the construction and development activities meet the conditions below.

### Construction effects

4. Prior to any significant construction work taking place (excluding enabling works but including any earthworks), a construction management plan must be prepared that sets out how the effects of site preparation and construction works (including hours of operation, dust, noise, vibration, the removal of soil, vegetation and debris, traffic and construction vehicle movements, stormwater runoff and sedimentation, and public safety) will be managed. The plan should be prepared with the assistance of a suitably qualified and experienced person and shall demonstrate how compliance with standards such as NZS 6803:1999 Acoustics - Construction Noise will be achieved. The construction management plan shall be submitted at the time an Outline Plan is submitted.
5. The construction management plan required by condition 4 above must be submitted to the Council's Planning and Building Manager for approval at least 20 working days prior to any works commencing. The Council's Planning and Building Manager shall respond within 20 working days indicating whether approval is given or refused.
6. If any urupa, traditional sites, taonga (significant artefacts) or kōiwi (human remains) are exposed during site works, then the following procedures shall apply:
  - a. Works in the immediate vicinity of the site that has been exposed shall cease;
  - b. The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
  - c. The site supervisor shall notify relevant tangata whenua, Heritage New Zealand Pouhere Taonga, the Masterton District Council and, in the case of human remains, the New Zealand Police; and
  - d. The notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.
7. All construction work must be designed, managed and conducted to ensure that construction and maintenance noise does not exceed the limits in NZS6803:1999 Acoustics-Construction Noise.

## Vehicle Access and Safety

8. The design of any vehicle access entrance onto Manaia Road must comply with the relevant requirements of the Council at the time of construction design.
9. All signage must be located and designed to provide for safe sightlines from any vehicle access point.

## Existing Easements

10. The Outline Plan submitted for development on Site A, 10 Manaia Road, must address the resolution of any effects on the existing easements on Council-owned properties Lot 3 DP 495682 (Site A) and Lot 1 DP 359891 (immediately adjoining Site A) that provide for legal access for the privately owned 1ha parcel {Lot 2 DP 359891) to Manaia Road, and access for electricity supply, telecommunication, water supply, stormwater disposal and drainage of sewage.

## Planting, Screening and Landscaping

11. An Outline Plan for the construction of any part of a project or for any development stage must detail the methods to be used to mitigate the visual effects of development, particularly visual effects from Manaia Road and neighbouring private properties, by such methods as vegetation planting, screening, landscaping, fencing and other boundary treatments.

## Stormwater Treatment and Disposal

12. All new water systems, wastewater systems and stormwater systems shall be provided in accordance with NZS 4404:2004 "Land Development and Subdivision Engineering". Low impact stormwater design, using natural treatment and infiltration disposal such as permeable paving, ponds, vegetated swales or wetlands, should be used rather than relying on mechanical or chemical solutions.
13. All wastewater discharge from development on the designated land at Hood Aerodrome will be connected to the District Council's infrastructure on either Manaia Road or John Moncrieff Drive.

## Residential Activities

14. All new residential activities (including any hangar home or habitable rooms) must be acoustically insulated in accordance with the requirements of the Wairarapa Combined District Plan for the appropriate air noise zone under Rule 21.1.28(b), or alternatively be acoustically managed by a method certified by a qualified experienced acoustic expert.
15. All new buildings must comply with the obstacle limitation surface requirements of the Wairarapa Combined District Plan under Rule 21.1.28(a).
16. A 'no-complaints' requirement will be placed on any new leasehold or freehold title on Aerodrome land that is used for residential purposes.

## Advice Notes

- i. The Requiring Authority shall obtain all other necessary consents and permits and comply with all relevant Council bylaws.
- ii. The Requiring Authority shall obtain all other necessary resource consents and permits in relation to works in a stream bed or waterbody, sediment or stormwater discharges from the Wellington Regional Council.
- iii. Under the Heritage New Zealand Pouhere Taonga Act 2014 an Authority to Modify an Archaeological site is required from Heritage New Zealand before any work takes place on an archaeological site.

<b>MDC-M-04c: Hood Aerodrome - Manaia Road</b>	
Designation unique identifier	MDC-M-04c
Designation purpose	Aerodrome and Recreation (Airpark Precinct) Purposes, which, in addition to activities relating to the primary use of the Aerodrome includes aviation-related activities that are secondary to the primary use of the Aerodrome but have a functional requirement to be located on or adjoining the Aerodrome, such as an Aviation Centre/Museum and hanger homes.
Site identifier	88 Manaia Road, Lot 1 DP 52995 Manaia Road, Lot 1 DP 50847 Co-ordinates 1821712.04 5460683.50
Lapse date	26 June 2029
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Rollover without modification. Formerly designation Dm012b.

## **Conditions**

### General

1. The development and use of the land shall be in accordance with its designated purpose for 'Aerodrome and Recreation (Airpark Precinct) Purposes', which, in addition to activities related to the primary use of the Aerodrome, includes aviation-related activities

that are secondary to the primary use of the Aerodrome, but have a functional requirement to be located on or adjoining the Aerodrome, such as an Aviation Centre/Museum and hangar homes.

2. Hangars and hangar homes shall be developed in accordance with any Hood Aerodrome Hangar Design Guidelines and any updates made to the guidelines by the Council.

#### Information for an Outline Plan

3. An Outline Plan submitted pursuant to section 176A of the Act prior to any site preparation and construction works or for each development stage shall, in addition to the information required under section 176A(3), except where otherwise specified or not relevant, address how the construction and development activities meet the conditions below.

#### Construction effects

4. Prior to any significant construction work taking place (excluding enabling works but including any earthworks), a construction management plan must be prepared that sets out how the effects of site preparation and construction works (including hours of operation, dust, noise, vibration, the removal of soil, vegetation and debris, traffic and construction vehicle movements, stormwater runoff and sedimentation, and public safety) will be managed. The plan should be prepared with the assistance of a suitably qualified and experienced person and shall demonstrate how compliance with standards such as NZS 6803:1999 Acoustics - Construction Noise will be achieved. The construction management plan shall be submitted at the time an Outline Plan is submitted.
5. The construction management plan required by condition 4 above must be submitted to the Council's Planning and Building Manager for approval at least 20 working days prior to any works commencing. The Council's Planning and Building Manager shall respond within 20 working days indicating whether approval is given or refused.
6. If any urupa, traditional sites, taonga (significant artefacts) or kōiwi (human remains) are exposed during site works, then the following procedures shall apply:
  - a. Works in the immediate vicinity of the site that has been exposed shall cease;
  - b. The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
  - c. The site supervisor shall notify relevant tangata whenua, Heritage New Zealand Pouhere Taonga, the Masterton District Council and, in the case of human remains, the New Zealand Police; and
  - d. The notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.
7. All construction work must be designed, managed and conducted to ensure that construction and maintenance noise does not exceed the limits in NZS6803:1999 Acoustics-Construction Noise.

## Vehicle Access and Safety

8. The design of any vehicle access entrance onto Manaia Road must comply with the relevant requirements of the Council at the time of construction design.
9. All signage must be located and designed to provide for safe sightlines from any vehicle access point.

## Existing Easements

10. The Outline Plan submitted for development on Site A, 10 Manaia Road, must address the resolution of any effects on the existing easements on Council-owned properties Lot 3 DP 495682 (Site A) and Lot 1 DP 359891 (immediately adjoining Site A) that provide for legal access for the privately owned Iha parcel (Lot 2 DP 359891) to Manaia Road, and access for electricity supply, telecommunication, water supply, stormwater disposal and drainage of sewage.

## Planting, Screening and Landscaping

11. An Outline Plan for the construction of any part of a project or for any development stage must detail the methods to be used to mitigate the visual effects of development, particularly visual effects from Manaia Road and neighbouring private properties, by such methods as vegetation planting, screening, landscaping, fencing and other boundary treatments.

## Stormwater Treatment and Disposal

12. All new water systems, wastewater systems and stormwater systems shall be provided in accordance with NZS 4404:2004 "Land Development and Subdivision Engineering". Low impact stormwater design, using natural treatment and infiltration disposal such as permeable paving, ponds, vegetated swales or wetlands, should be used rather than relying on mechanical or chemical solutions.
13. All wastewater discharge from development on the designated land at Hood Aerodrome will be connected to the District Council's infrastructure on either Manaia Road or John Moncrieff Drive.

## Residential Activities

14. All new residential activities (including any hangar home or habitable rooms) must be acoustically insulated in accordance with the requirements of the Wairarapa Combined District Plan for the appropriate air noise zone under Rule 21.1.28(b), or alternatively be acoustically managed by a method certified by a qualified experienced acoustic expert.
15. All new buildings must comply with the obstacle limitation surface requirements of the Wairarapa Combined District Plan under Rule 21.1.28(a).
16. A 'no-complaints' requirement will be placed on any new leasehold or freehold title on Aerodrome land that is used for residential purposes.

## Advice Notes

- i. The Requiring Authority shall obtain all other necessary consents and permits and comply with all relevant Council bylaws.
- ii. The Requiring Authority shall obtain all other necessary resource consents and permits in relation to works in a stream bed or waterbody, sediment or stormwater discharges from the Wellington Regional Council.
- iii. Under the Heritage New Zealand Pouhere Taonga Act 2014 an Authority to Modify an Archaeological site is required from Heritage New Zealand before any work takes place on an archaeological site.

<b>MDC-M-05: Tinui Transfer Station and Closed Landfill</b>	
Designation unique identifier	MDC-M-05
Designation purpose	Waste Management Purposes
Site identifier	Masterton-Castlepoint Road Lot 1 DP 17833 Blk XV1 Mangapakeha SD Co-ordinates 1858310.66 5466705.98
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and legal description. Formerly designation Dm013.

<b>MDC-M-06: Castlepoint Transfer Station and Closed Landfill</b>	
Designation unique identifier	MDC-M-06
Designation purpose	Waste Management Purposes
Site identifier	Masterton Castlepoint Road Sec 1 SO 37932 Co-ordinates 1870476.33 5469611.52
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dm014.

**MDC-M-07: Riversdale Transfer Station and Closed Landfill**

Designation unique identifier	MDC-M-07
Designation purpose	Waste Management Purposes
Site identifier	1171 Homewood Road Lot 2 DP 78349 Co-ordinates 1855221.85 5450607.43
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dm015.

**MDC-M-08: Recreation Reserve – Clarke Memorial Park**

Designation unique identifier	MDC-M-08
Designation purpose	Recreation Purposes
Site identifier	1270 Opaki Kaiparoro Road Lot 1 DP 19898

	Co-ordinates 1827580.05 5481574.90
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and purpose. Formerly designation Dm016.

<b>MDC-M-09: Local Purpose Reserve – Hastwell Cemetery</b>	
Designation unique identifier	MDC-M-09
Designation purpose	Cemetery Purposes
Site identifier	Opaki Kaiparoro Road Pt Section 172 Block XIV Mangaone SD Co-ordinates: 1829489.47 5488679.68
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and legal description. Formerly designation Dm017.

<b>MDC-M-10: Local Purpose Reserve - Tinui Cemetery</b>	
Designation unique identifier	MDC-M-10
Designation purpose	Cemetery Purposes
Site identifier	Masterton Castlepoint Road

	Pt Section 508 Whareama District Co-ordinates: 1860928.11 5470911.10
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dm018.

<b>MDC-M-11: Recreation Reserve – Colombo Road Netball Courts</b>	
Designation unique identifier	MDC-M-11
Designation purpose	Recreation Purposes
Site identifier	15 Colombo Road Lot 1 DP 3567 Co-ordinates 1824541.28 5462762.02
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and name. Formerly designation Dm019.

<b>MDC-M-12: Recreation Reserve – Cameron &amp; Soldiers Memorial Park</b>	
Designation unique identifier	MDC-M-12
Designation purpose	Recreation Purposes

Site identifier	161 Dixon Street Lot 1 DP 6253 Co-ordinates 1823069.27 5462622.88
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dm020.

<b>MDC-M-13: Recreation Reserve – Douglas Park</b>	
Designation unique identifier	MDC-M-13
Designation purpose	Recreation Purposes
Site identifier	Cole/Essex Street Lot 1 DP 4197, Part Lot 4B DP 2145 Co-ordinates: 1822579.26 5463782.47
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm021.

<b>MDC-M-14: Recreation Reserve – South Park</b>	
Designation unique identifier	MDC-M-14
Designation purpose	Recreation Purposes

Site identifier	High Street Masterton Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 Block 1 DP 1805 Co-ordinates 1822042.63 5462297.73
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm022.

<b>MDC-M-15: Local Purpose Reserve – Plantation Reserve</b>	
Designation unique identifier	MDC-M-15
Designation purpose	Amenity Purposes
Site identifier	Ngaumutawa Road Lots 46, 47 DP 31786 Co-ordinates 1822339.03 5464247.93
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm023.

<b>MDC-M-16: Local Purpose Reserve – Beautification Reserve</b>	
Designation unique identifier	MDC-M-16

Designation purpose	Amenity Purposes
Site identifier	Opaki Road Lot 3 DP 19661 Co-ordinates 1824675.32 5463938.89
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dm024.

**MDC-M-17: Local Purpose Reserve – Gordon Street**

Designation unique identifier	MDC-M-17
Designation purpose	Local Purpose Reserve (Amenity Purposes)
Site identifier	38 Gordon Street Lot 17 DP 15594 Co-ordinates 1825911.78 5463818.25
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to purpose and address. Formerly designation Dm025.

**MDC-M-18: Local Purpose Reserve – College Street/Renall Street**

Designation unique identifier	MDC-M-18
Designation purpose	Amenity Purposes
Site identifier	College Street/Renall Street Lots 4, 5 DP 11058, Pt Lot 15 DP 3565 Co-ordinates 1822117.40 5463726.14
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name. Formerly designation Dm026.

<b>MDC-M-19: Tinui Water Supply Reservoirs</b>	
Designation unique identifier	MDC-M-19
Designation purpose	Water Supply Purposes
Site identifier	Manawa Road, Tinui Section 959 Whareama District Co-ordinates 1858399.06 5470781.84
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and boundary. Formerly designation Dm027.

<b>MDC-M-20: Upper Plain Water Supply / Pump Station</b>	
Designation unique identifier	MDC-M-20
Designation purpose	Water supply purposes
Site identifier	Kaituna - Old River Bed Co-ordinates 1815765.14 5467038.42
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name. Formerly designation Dm028.

<b>MDC-M-21: Upper Plain Water Supply Reservoir</b>	
Designation unique identifier	MDC-M-21
Designation purpose	Water supply purposes
Site identifier	539 Upper Plain Road Lot 1 DP 51976 Co-ordinates 1817150.48 5466377.40
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dm029.

<b>MDC-M-22: Water supply Controls/Reticulation</b>	
Designation unique identifier	MDC-M-22
Designation purpose	Water supply controls and reticulation
Site identifier	Cnr Upper Plain Road and Tararua Drive Part Section 20 Waipoua District Co-ordinates 1817739.58 5466425.47
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to purpose and address.  Formerly designation Dm030.

<b>MDC-M-23: Titoki Water Supply Reservoir</b>	
Designation unique identifier	MDC-M-23
Designation purpose	Water supply purposes
Site identifier	Titoki Street Lot 4 DP 74214 Co-ordinates 1825274.48 5465115.98
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification.  Formerly designation Dm031.

<b>MDC-M-24: Manuka Water Supply Reservoir</b>	
Designation unique identifier	MDC-M-24
Designation purpose	Water supply purposes
Site identifier	Manuka Street Lot 1 DP 53568 Co-ordinates 1825915.85 5465782.83
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm032.

<b>MDC-M-25: Manuka Water Supply Reservoir</b>	
Designation unique identifier	MDC-M-25
Designation purpose	Water supply purposes
Site identifier	Manuka Street Lot 2 DP 53568 Co-ordinates 1825914.35 5465779.28
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm033.

<b>MDC-M-26: Masterton Wastewater Treatment Plant</b>	
Designation unique identifier	MDC-M-26
Designation purpose	Sewage Treatment and Disposal Services
Site identifier	267 Te Whiti Road Lots 5 & 6 DP 457199 Pt Lot 2 DP 457199, Lot 3 DP 457199 Co-ordinates 1824154.47 5459302.02
Lapse date	8 December 2034
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and legal description and to merge Dm034 and Dm040.  Formerly designations Dm034 and Dm040.

<b>MDC-M-27: Tauweru Water Supply Spring</b>	
Designation unique identifier	MDC-M-27
Designation purpose	Water supply purposes
Site identifier	52 Abbotsford Road Part Lot 1 B 312 Co-ordinates 1834627.30 5461348.41
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover without modification. Formerly designation Dm035.
------------------------	---

<b>MDC-M-28: Tauweru Water Supply Reservoirs</b>	
Designation unique identifier	MDC-M-28
Designation purpose	Water supply purposes
Site identifier	Masterton Castlepoint Road, Tauweru Lot 57 & Lot 60 Deeds Plan 140 Co-ordinates 1835267.99 5461422.61
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm036.

<b>MDC-M-29: Hastwell Closed Landfill (North Road)</b>	
Designation unique identifier	MDC-M-29
Designation purpose	Waste Management Purposes
Site identifier	North Road Section 177 Blk X111 Mangaone Co-ordinates 1827841.94 5488807.35
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover with modification to name and address and boundary.  Formerly designation Dm037.
------------------------	---

<b>MDC-M-30: Nursery Road Landfill and Transfer Station, Recycling Services and Composting</b>	
Designation unique identifier	MDC-M-30
Designation purpose	Landfill and Transfer Station, Recycling Services and Composting
Site identifier	89 Te Whiti Road  Lot 14 DP 1736, Sections 1, 2, 3, 4, 5 Blk 1 Otahoua SD, Part Lot 1 DP 1876, Lot 1 DP 55337, Lots 8-12 DP 1736  Co-ordinates 1824152.79 5461431.22  1824167.12 5461858.79
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, purpose, legal description and boundary and to merge Dm038 and Dm048.  Formerly designation Dm038 and Dm048.

<b>MDC-M-31: Recreation Reserve (Eridge Reserve)</b>	
Designation unique identifier	MDC-M-31
Designation purpose	Recreation Purposes
Site identifier	Fourth Street/State Highway 2  Lots 2 and 3 DP 78294

	Co-ordinates 1824772.40 5465149.11 1824758.67 5465197.01
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and address. Formerly designation Dm039.

<b>MDC-M-32: Garlands Bush</b>	
Designation unique identifier	MDC-M-32
Designation purpose	Natural Open Space Reserve
Site identifier	McKenna Street Lot 1 DP 50274 Co-ordinates 1823431.85 5462607.61
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and purpose. Formerly designation Dm041.

<b>MDC-M-33: Judds Road Reserve (Playground)</b>	
Designation unique identifier	MDC-M-33
Designation purpose	Recreation Purposes

Site identifier	43 Judds Road Lot 37 DP 22062 Co-ordinates 1820855.31 5462488.82
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and address. Formerly designation Dm042.

<b>MDC-M-34: Burling Park</b>	
Designation unique identifier	MDC-M-34
Designation purpose	Recreation Purposes
Site identifier	22 Roberts Road Lot 1 DP 61973 Co-ordinates 1825311.22 5463985.12
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and address. Formerly designation Dm043.

<b>MDC-M-35: Margaret Street Reserve</b>	
Designation unique identifier	MDC-M-35

Designation purpose	Recreation Purposes
Site identifier	50 Margaret Street Lots 16, 17 & 18 DP 44775 Co-ordinates 1820756.11 5462663.11
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and address. Formerly designation Dm044.

<b>MDC-M-36: Churchill Reserve</b>	
Designation unique identifier	MDC-M-36
Designation purpose	Amenity Purposes (Gardens)
Site identifier	High Street Lot 39 Deeds Plan 147 Co-ordinates 1821560.99 5462170.51
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and purpose. Formerly designation Dm045.

<b>MDC-M-37: Riverside Cemetery</b>
-------------------------------------

Designation unique identifier	MDC-M-37
Designation purpose	Cemetery Purposes
Site identifier	42 River Road Pt Lot 13, Lot 14 & Lot 22 DP 109; Part Sections 14 and 15 Masterton Small Farm Settlement Co-ordinates 1824188.97 5461959.50
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, address, legal description, and boundary and to merge Dm046 and Dm055. Formerly designation Dm046 and Dm055.

**MDC-M-38: Nursery Road Landfill and Transfer Station, Recycling Services and Composting**

Designation unique identifier	MDC-M-38
Designation purpose	Landfill and Transfer Station, Recycling Services and Composting
Site identifier	89 Te Whiti Road Part Section 13 Masterton Small Farm Settlement Co-ordinates 1824244.82 5461513.02
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover with modification to address and purpose. Formerly designation Dm047.
------------------------	---

<b>MDC-M-39: Castlepoint Wastewater Treatment and Disposal</b>	
Designation unique identifier	MDC-M-39
Designation purpose	Sewage Treatment and Disposal
Site identifier	Jetty Road Lot 1 DP 80777 Co-ordinates 1870236.66 5467807.59
Lapse date	10 April 2029
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dm049.

<b>MDC-M-40: Tinui Depot and Yard</b>	
Designation unique identifier	MDC-M-40
Designation purpose	Asset Management Purposes
Site identifier	34 Manawa Road Tinui Pt Lot 23 DP 224 Co-ordinates 1858528.70 5470559.00
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	No
Additional information	Rollover with modification to purpose and address. Formerly designation Dm050.

**MDC-M-41: Tinui Wastewater Treatment and Disposal Scheme**

Designation unique identifier	MDC-M-41
Designation purpose	Sewage Treatment and Disposal Purposes
Site identifier	Charles Street and Masterton Castlepoint Road Lots 70-91, 124-129 DP 224 Pt Section 287 Whareama Blk, Mangapakeha SD. Co-ordinates 1859006.39 5470298.26
Lapse date	30 September 2030
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dm051.

**MDC-M-42: Water Supply Bore (Te Ore Ore Road)**

Designation unique identifier	MDC-M-42
Designation purpose	Water Supply Purposes
Site identifier	Te Ore Ore Road Lot 1 DP 59350 Co-ordinates 1825790.30 5463404.94

Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name. Formerly designation Dm052.

<b>MDC-M-43: Water Supply Bore</b>	
Designation unique identifier	MDC-M-43
Designation purpose	Water Supply Purposes
Site identifier	Te Ore Ore Road Lot 2 DP 59350 Co-ordinates 1825965.27 5463361.64
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address. Formerly designation Dm053.

<b>MDC-M-44: Archer Street Cemetery</b>	
Designation unique identifier	MDC-M-44
Designation purpose	Cemetery Purposes
Site identifier	Archer Street Pt Section 19 and Section 105 Masterton Small Farm Settlement

	Co-ordinates 1824066.59 5462983.64
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm056.

### **MDC-M-45: Pioneer Cemetery (Access off Archer Street)**

Designation unique identifier	MDC-M-45
Designation purpose	Cemetery Purposes
Site identifier	Pt Sec 19 Masterton Small Farm Settlement Co-ordinates 1824271.42 5463220.71
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and address. Formerly designation Dm057.

### **MDC-M-46: Sewage Reticulation Main and Pumping Station**

Designation unique identifier	MDC-M-46
Designation purpose	Sewage Reticulation Main and Pumping Station

Site identifier	Corner of Ngaumutawa Road and Upper Plain Road, Masterton Lot 7 DP 33297
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

<b>MDC-M-47: Flood Detention/Retention Dam</b>	
Designation unique identifier	MDC-M-47
Designation purpose	Flood retention/detention dam
Site identifier	Sir Bob Charles Drive, Masterton Lot 203 DP 555743
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Notice of Requirement for a new designation

## Conditions

1. The planting along the frontage of Ngaumutawa Road and surrounding the retention/detention basin shall be maintained and replaced as necessary.

<b>MDC-M-48: Flood Retention/Detention Dam</b>	
Designation unique identifier	MDC-M-48

Designation purpose	Flood retention/detention dam
Site identifier	State Highway 2, Masterton Lot 2 DP 456185
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

**MDC-M-49: Land for Raw Water Storage for the Masterton Urban Water Supply Plant**

Designation unique identifier	MDC-M-49
Designation purpose	Raw water storage, future operation and improvement of a water supply treatment plant
Site identifier	797 Upper Plain Road, Upper Plain, Masterton Part Section 17 Waipoua Block, Block XV Miki Miki Survey District
Lapse date	11 October 2028
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

**MDC-M-50: Riversdale Wastewater Treatment and Disposal**

Designation unique identifier	MDC-M-50
-------------------------------	----------

Designation purpose	Wastewater Treatment and Disposal
Site identifier	1759 Homewood Road, Riversdale Lots 1 and 2 DP 427108, Lot 1 DP 451871
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

## MEDU – Minister of Education

"Education Purposes" in the designated purpose means to:

- a) Enable the use of the facilities on the site by and for the educational benefit of any preschool and school age students (i.e. years 0 to 13) regardless of whether they are enrolled at the institution located on the site.
- b) Enable the provision of supervised care and study opportunities for students outside school hours in school facilities.
- c) Enable the provision of community education (e.g. night classes for adults) outside school hours in school facilities.
- d) Include but not be limited to the provision of academic, sporting, social and cultural education including through:
  - i) Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours; ii) Formal and informal cultural activities and competitions whether carried out during or outside school hours; iii) The provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs.
- e) Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.
- f) Enable the provision of associated administrative services; carparking and vehicle manoeuvring; and health, social services and medical services (including dental clinics and sick bays).
- g) Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretaker) and their families."

<b>MEDU-M-01: Hadlow Preparatory School</b>	
Designation unique identifier	MEDU-M-01
Designation purpose	Education purposes
Site identifier	High Street Lot 1 DP 27266, Pt Lot 15 Deeds Plan 2A, Lot 1 DP 18877, Pt Lot 2 DP 9315, Pt Lot 16 Deeds 2A, Pt Lot 16 Deeds 2A, Lot 1 DP 333577
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name. Formerly designation Dm061.

<b>MEDU-M-02: Fernridge School</b>	
Designation unique identifier	MEDU-M-02
Designation purpose	Education purposes
Site identifier	Upper Plain Road, Masterton Lot 1 DP 303598
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and legal description.

	Formerly designation Dm062.
--	-----------------------------

<b>MEDU-M-03: Makorua College</b>	
Designation unique identifier	MEDU-M-03
Designation purpose	Education purposes
Site identifier	Makoura Road, Masterton Lot 1 DP 23879, Lot 1 DP 27833, Lots 9-15 DP 23439
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm063.

<b>MEDU-M-04: Masterton Primary School</b>	
Designation unique identifier	MEDU-M-04
Designation purpose	Education purposes
Site identifier	South Road, Masterton Lot 2 DP 31904 and Lot 1 DP 31904
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm064.

<b>MEDU-M-05: Te Kura Kaupapa Māori o Wairarapa</b>	
Designation unique identifier	MEDU-M-05
Designation purpose	Education purposes
Site identifier	Johnston Street, Masterton Pt Sec 178 Masterton Small Farm Settlement and Lot 1, 2 and 3 DP 31264
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dm065.

<b>MEDU-M-06: Masterton Intermediate</b>	
Designation unique identifier	MEDU-M-06
Designation purpose	Education purposes
Site identifier	Intermediate Street, Masterton Pt Lots 6-10 Deeds Plan 2A
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and boundary. Formerly designation Dm066.

<b>MEDU-M-07: Douglas Park School</b>	
Designation unique identifier	MEDU-M-07
Designation purpose	Education purposes
Site identifier	Cole Street, Masterton Pt Lot 3 DP 4197, Pt Lot 53 DP 17666, Pt Lot 5 DP 14422, and Lot 68 DP 17665
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and legal description. Formerly designation Dm067.

<b>MEDU-M-08: Mauriceville School</b>	
Designation unique identifier	MEDU-M-08
Designation purpose	Education purposes
Site identifier	Opaki Kaiporo Road Secs 92-94 & Pt Sec 95 Mauriceville Settlement
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and boundary. Formerly designation Dm068.

<b>MEDU-M-09: Opaki School</b>	
Designation unique identifier	MEDU-M-09
Designation purpose	Education purposes
Site identifier	Bunny Road/State Highway 2 Lot 5 DP 30559 and Section 1 SO 433985
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, legal description, and boundary. Formerly designation Dm069.

<b>MEDU-M-10: Tinui School</b>	
Designation unique identifier	MEDU-M-10
Designation purpose	Education purposes
Site identifier	Castlepoint Road Pt Sec 287 SO 10736 Whareama Blk & Lots 102-111 DP 224 & Lots 134-138 DP 224
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and legal description. Formerly designation Dm070.

<b>MEDU-M-11: Wainuioru School</b>	
Designation unique identifier	MEDU-M-11
Designation purpose	Education purposes
Site identifier	Cnr Westmere Road and Masterton Stronvar Road  Part Te Ngutukoko No 3 Blk
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name.  Formerly designation Dm071.

<b>MEDU-M-12: Whareama School</b>	
Designation unique identifier	MEDU-M-12
Designation purpose	Education purposes
Site identifier	Langdale Road  Sec 4 Town of Langdale
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and boundary.  Formerly designation Dm072.

<b>MEDU-M-13: Lakeview School</b>	
Designation unique identifier	MEDU-M-13
Designation purpose	Education purposes
Site identifier	Cnr Te Ore Ore Road and Columbo Road, Masterton  Sec 177 Masterton Small Farm Settlement Blk I Otahoua SD
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification.  Formerly designation Dm073.

<b>MEDU-M-14: Solway School</b>	
Designation unique identifier	MEDU-M-14
Designation purpose	Education purposes
Site identifier	Ngaumutawa Road, Masterton  Part Lot 1 DP 4799
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and legal description.  Formerly designation Dm074.

<b>MEDU-M-15: Wairarapa College</b>	
Designation unique identifier	MEDU-M-15
Designation purpose	Education purposes
Site identifier	83 Pownal Street, Masterton Lots 14-17, 22 DP 4360, Pt Lots 1 & 23 DP 4360, Lots 1 & 2 DP 4752, Pt Lot 9 DP 2145, Lot 33 & Pt Lot 31 DP 213
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm075.

<b>MEDU-M-16: Rathkeale College</b>	
Designation unique identifier	MEDU-M-16
Designation purpose	Education purposes
Site identifier	Willow Park Drive Lot 3 DP 58810, Part Lot 4 DP 31471, Part Lot 2 DP 24877, Lot 1 DP 31359, Lot 1 DP 89188
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Unconfirmed (overlaps with GWRC-M-05 Upper Ruamahanga Stopbanks)
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dm076.

<b>MEDU-M-17: Chanel College</b>	
Designation unique identifier	MEDU-M-17
Designation purpose	Education purposes
Site identifier	Herbert Street Lot 3 DP 80950
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm077.

<b>MEDU-M-18: St Patrick's School (Masterton)</b>	
Designation unique identifier	MEDU-M-18
Designation purpose	Education purposes
Site identifier	132 Chapel Street Part Lot 3 DP 69768
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name. Formerly designation Dm078.

<b>MEDU-M-19: St Matthew's Collegiate (Masterton)</b>	
Designation unique identifier	MEDU-M-19
Designation purpose	Education purposes
Site identifier	Pownall Street Lot 1- 2 DP 15993, Lot 2 DP 3340, Lot 1 DP 3340, Lot 1 DP 3421, Lot 2 DP 3421, Lot 4 DP 5421 & pt Ngaumutawa Blk, Pt Sec 55 Masterton small farm settlement Lot 5 DP 3340, Lot 3 DP 3340, Lot 2 DP 420114, Lot 4 DP 3421
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and legal description. Formerly designation Dm079.

<b>MEDU-M-20: Solway College</b>	
Designation unique identifier	MEDU-M-20
Designation purpose	Education purposes
Site identifier	Fleet Street, Masterton Lot 1 – 6 and Lot 25 DP 16638, pt Sec 33 Masterton small farm settlement Pt Application Plan 2480, Pt Lot 1 DP 3321, Lot 2 DP 9202, Pt Lot 15 DP 42658
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	No
Additional information	Rollover without modification. Formerly designation Dm080.

## MPOL – Minister of Police

<b>MPOL-M-01: Masterton Police Station</b>	
Designation unique identifier	MPOL-M-01
Designation purpose	Police Station
Site identifier	21 Church Street, Masterton Lot 3 & Part Lot 4 Deposited Plan 941, Part Section 89 Town of Masterton, Lot 1 Deposited Plan 352905
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and boundary. Formerly designation Dm081.

## MSNZ – Meteorological Service of New Zealand

<b>MSNZ-M-01: Castlepoint Automatic Weather Station</b>	
Designation unique identifier	MSNZ-M-01

Designation purpose	Meteorological activities and ancillary activities
Site identifier	Castlepoint Station, Masterton-Castlepoint Road, Castlepoint Part Section 362 Whareama District
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and boundary/location. Formerly designation Dm058.

## NZTA – New Zealand Transport Agency

<b>NZTA-M-01: State Highway 2</b>	
Designation unique identifier	NZTA-M-01
Designation purpose	To construct, operate, maintain, and improve a state highway, cycleway and/or shared path, and associated infrastructure
Site identifier	State Highway 2 from the boundary with the Tararua District in the north to the Masterton District boundary at the Waingawa River in the South
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	No
Additional information	Rollover with modification to purpose and boundary.

	<p>Formerly designation Dm150, Dm151, Dm152.</p> <p>The following sections of State Highway 2 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989:</p> <ol style="list-style-type: none"> <li>a. From Anzac Bridge at Kaiparo to Ruamahanga River, as declared by NZ Gazette 59, Page 1980, Dated 25th June 1979</li> <li>b. From Ruamahanga River to Upper Opaki Road, as declared by NZ Gazette 91, Page 2322, Dated 22nd August 1977</li> <li>c. From Opaki Road to Masterton, as declared by NZ Gazette 82, Page 1696, Dated 28th August 1973</li> <li>d. From northern boundary of Lot 22 DP 68587 to Fourth Street, as declared by NZ Gazette, Page 3309, Dated 30th September 1999.</li> </ol>
--	---

## PCO – Powerco Limited

<b>PCO-M-01: Akura Substation</b>	
Designation unique identifier	PCO-M-01
Designation purpose	Electricity distribution
Site identifier	Corner Akura Road and Ngaumutawa Road Lot 1 DP 27260
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	No
Additional information	Rollover without modification. Formerly designation Dm083.

<b>PCO-M-02: Awatoitoi Substation</b>	
Designation unique identifier	PCO-M-02
Designation purpose	Electricity distribution
Site identifier	Blairlogie Road, Blairlogie Lot 1 DP 29401
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dm084.

<b>PCO-M-03: Tinui Substation</b>	
Designation unique identifier	PCO-M-03
Designation purpose	Electricity distribution
Site identifier	Masterton Castlepoint Road Lots 121-123 DP 244
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover with modification to address. Formerly designation Dm085.
------------------------	---

<b>PCO-M-04: Chapel Street Zone Substation</b>	
Designation unique identifier	PCO-M-04
Designation purpose	Electricity distribution
Site identifier	320 Queen Street Lot 1 DP 411559
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and legal description. Formerly designation Dm086.

<b>PCO-M-05: Masonic Distribution Substation</b>	
Designation unique identifier	PCO-M-05
Designation purpose	Electricity distribution
Site identifier	Off Chapel Street Lot 1 DP 31101
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover with modification to legal description.  Formerly designation Dm087.
------------------------	---

<b>PCO-M-06: Regent Distribution Substation</b>	
Designation unique identifier	PCO-M-06
Designation purpose	Electricity distribution
Site identifier	Off Chapel Street Lot 4 DP 25140
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and location/boundary.  Formerly designation Dm088.

<b>PCO-M-07: Farmers Distribution Substation</b>	
Designation unique identifier	PCO-M-07
Designation purpose	Electricity distribution
Site identifier	Perry Street Pt Sec 8 Town of Masterton
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover with modification to legal description and location/boundary. Formerly designation Dm089.
------------------------	---

<b>PCO-M-08: MOW Distribution Substation</b>	
Designation unique identifier	PCO-M-08
Designation purpose	Electricity distribution
Site identifier	Lincoln Road Lot 3 Sec 2 Town of Masterton
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and location/boundary. Formerly designation Dm090.

<b>PCO-M-09: Empire Distribution Substation</b>	
Designation unique identifier	PCO-M-09
Designation purpose	Electricity distribution
Site identifier	Off Chapel Street Lot 1 DP 30712
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover with modification to boundary. Formerly designation Dm091 and Dm092.
------------------------	--

<b>PCO-M-10: Hope Street Distribution Substation</b>	
Designation unique identifier	PCO-M-10
Designation purpose	Electricity distribution
Site identifier	Off Chapel Street Lot 2 DP 454808
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, address, and legal description. Formerly designation Dm093.

<b>PCO-M-11: King Street Distribution Substation</b>	
Designation unique identifier	PCO-M-11
Designation purpose	Electricity distribution
Site identifier	King Street Service Lane adjoining Lot 1 DP 63839
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification.

	Formerly designation Dm094.
--	-----------------------------

<b>PCO-M-12: Write Price Distribution Substation</b>	
Designation unique identifier	PCO-M-12
Designation purpose	Electricity distribution
Site identifier	Queen Street Lot 4 DP 10488
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to location/boundary. Formerly designation Dm095.

<b>PCO-M-13: Stadium Distribution Substation</b>	
Designation unique identifier	PCO-M-13
Designation purpose	Electricity distribution
Site identifier	Dixon Street (ROW adjoining Lot 4 DP 57812)
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to location/boundary. Formerly designation Dm096.

<b>PCO-M-14: 2ZD Substation</b>	
Designation unique identifier	PCO-M-14
Designation purpose	Electricity distribution
Site identifier	Cricket Street Lot 1 DP 25593
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm097.

<b>PCO-M-15: Cricket Street Distribution Substation</b>	
Designation unique identifier	PCO-M-15
Designation purpose	Electricity distribution
Site identifier	Cricket Street Lot 1 DP 6584
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dm098.

<b>PCO-M-16: Self Help Distribution Substation</b>	
Designation unique identifier	PCO-M-16
Designation purpose	Electricity distribution
Site identifier	Church Street Lot 1 DP 28161
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm099.

<b>PCO-M-17: William Street Distribution Substation</b>	
Designation unique identifier	PCO-M-17
Designation purpose	Electricity distribution
Site identifier	William Street William Street and Lot 5 DP 79762
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dm100.

<b>PCO-M-18: Catchment Board Distribution Substation</b>
--

Designation unique identifier	PCO-M-18
Designation purpose	Electricity distribution
Site identifier	Dixon Street Pt Sec 11 Town of Masterton
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and location. Formerly designation Dm101.

**PCO-M-19: Smith Street Distribution Substation**

Designation unique identifier	PCO-M-19
Designation purpose	Electricity distribution
Site identifier	Smith Street Pt Sec 25 Town of Masterton
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Dm102.

**PCO-M-20: Harlequin Distribution Substation**

Designation unique identifier	PCO-M-20
-------------------------------	----------

Designation purpose	Electricity distribution
Site identifier	Harlequin Street Lot 1 DP 40996
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Dm103.

<b>PCO-M-21: Artel Distribution Substation</b>	
Designation unique identifier	PCO-M-21
Designation purpose	Electricity distribution
Site identifier	Chapel Street Lot 2 DP 337232
Lapse date	Give effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and location/boundary. Formerly designation Dm104.

<b>PCO-M-22: Cosmopolitan Club Distribution Substation</b>	
Designation unique identifier	PCO-M-22
Designation purpose	Electricity distribution

Site identifier	Russell Street Lots 2 and 3 DP 46677
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and boundary. Formerly designation Dm105.

<b>PCO-M-23: Kuripuni Distribution Substation</b>	
Designation unique identifier	PCO-M-23
Designation purpose	Electricity distribution
Site identifier	Waltons Avenue (Carpark Adjoining DP 30602)
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Dm106.

<b>PCO-M-24: Kuripuni New World Distribution Substation</b>	
Designation unique identifier	PCO-M-24
Designation purpose	Electricity distribution
Site identifier	Chapel Street

	Lot 2 DP 365040
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and location/boundary. Formerly designation Dm107.

<b>PCO-M-25: Polytech 2 Distribution Substation</b>	
Designation unique identifier	PCO-M-25
Designation purpose	Electricity distribution
Site identifier	Chapel Street Sec 126 Town of Masterton
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dm108.

<b>PCO-M-26: Polytech Distribution Substation</b>	
Designation unique identifier	PCO-M-26
Designation purpose	Electricity distribution
Site identifier	Chapel Street Sec 126 Town of Masterton

Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dm109.

<b>PCO-M-27: WEPB Store Distribution Substation</b>	
Designation unique identifier	PCO-M-27
Designation purpose	Electricity distribution
Site identifier	Chapel Street Lot 2 DP 411559
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and location/boundary. Formerly designation Dm110.

<b>PCO-M-28: Head Office Distribution Substation</b>	
Designation unique identifier	PCO-M-28
Designation purpose	Electricity distribution
Site identifier	Chapel Street Lot 1 DP 13700

Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dm111.

<b>PCO-M-29: Woolworths Distribution Substation</b>	
Designation unique identifier	PCO-M-29
Designation purpose	Electricity distribution
Site identifier	Workshop Road Pt Lot 1 DP 56567
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Dm113.

<b>PCO-M-30: Riversdale Voltage Regulator</b>	
Designation unique identifier	PCO-M-30
Designation purpose	Electricity distribution
Site identifier	Homewood Road

	Sec 5 Blk XV Rewa SD
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and boundary. Formerly designation Dm114.

<b>PCO-M-31: Ngaumu Voltage Regulator</b>	
Designation unique identifier	PCO-M-31
Designation purpose	Electricity distribution
Site identifier	Ngaumu Road Sec 365 Pahaoa Dist
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and boundary. Formerly designation Dm115.

<b>PCO-M-32: Montgomery Distribution Substation</b>	
Designation unique identifier	PCO-M-32
Designation purpose	Electricity distribution
Site identifier	Montgomery Crescent Lot 8 DP 45879

Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm116.

<b>PCO-M-33: Taranaki 1 Distribution Substation</b>	
Designation unique identifier	PCO-M-33
Designation purpose	Electricity distribution
Site identifier	Taranaki Street Lot 1 DP 64946
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm117.

<b>PCO-M-34: Chapel Distribution Substation</b>	
Designation unique identifier	PCO-M-34
Designation purpose	Electricity distribution
Site identifier	Chapel Street Pt Lot 1 DP 45384
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm118.

<b>PCO-M-35: George Distribution Substation</b>	
Designation unique identifier	PCO-M-35
Designation purpose	Electricity distribution
Site identifier	George Street Lot 29 DP 49160
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm119.

<b>PCO-M-36: Ballance 1 Distribution Substation</b>	
Designation unique identifier	PCO-M-36
Designation purpose	Electricity distribution
Site identifier	Ballance Street Lot 90 DP 43000
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	No
Additional information	Rollover with modification to name. Formerly designation Dm120.

<b>PCO-M-37: Taranaki 2 Distribution Substation</b>	
Designation unique identifier	PCO-M-37
Designation purpose	Electricity distribution
Site identifier	Taranaki Street Lot 56 DP 48037
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm121.

<b>PCO-M-38: Margaret Distribution Substation</b>	
Designation unique identifier	PCO-M-38
Designation purpose	Electricity distribution
Site identifier	Margaret Street Lot 28 DP 44774
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover without modification. Formerly designation Dm122.
------------------------	---

<b>PCO-M-39: Kippenberger Distribution Substation</b>	
Designation unique identifier	PCO-M-39
Designation purpose	Electricity distribution
Site identifier	Kippenberger Street Lot 61 DP 47103
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm123.

<b>PCO-M-40: Vogel Distribution Substation</b>	
Designation unique identifier	PCO-M-40
Designation purpose	Electricity distribution
Site identifier	Vogel Crescent Lot 41 DP 46033
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm124.

<b>PCO-M-41: Atkinson Distribution Substation</b>	
Designation unique identifier	PCO-M-41
Designation purpose	Electricity distribution
Site identifier	Atkinson Street Lot 29 DP 45167
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm125.

<b>PCO-M-42: Manchester Distribution Substation</b>	
Designation unique identifier	PCO-M-42
Designation purpose	Electricity distribution
Site identifier	Manchester Street Lot 39 DP 43373
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm126.

<b>PCO-M-43: Rewa Distribution Substation</b>	
Designation unique identifier	PCO-M-43
Designation purpose	Electricity distribution
Site identifier	Rewa Place Lot 26 DP 43086
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm127.

<b>PCO-M-44: Takahe Distribution Substation</b>	
Designation unique identifier	PCO-M-44
Designation purpose	Electricity distribution
Site identifier	Takahe Street Lot 62 DP 42584
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm128.

<b>PCO-M-45: Waterhouse 1 Distribution Substation</b>
---

Designation unique identifier	PCO-M-45
Designation purpose	Electricity distribution
Site identifier	Waterhouse Street Lot 42 DP 42999
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm129.

**PCO-M-46: Ranfurly Distribution Substation**

Designation unique identifier	PCO-M-46
Designation purpose	Electricity distribution
Site identifier	Ranfurly Street Lot 35 DP 42392
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm130.

**PCO-M-47: Waterhouse 2 Distribution Substation**

Designation unique identifier	PCO-M-47
-------------------------------	----------

# 740

Designation purpose	Electricity distribution
Site identifier	Waterhouse Street Lot 66 DP 42998
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm131.

<b>PCO-M-48: Ballance 2 Distribution Substation</b>	
Designation unique identifier	PCO-M-48
Designation purpose	Electricity distribution
Site identifier	Ballance Street Lot 48 DP 31786
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name. Formerly designation Dm132.

<b>PCO-M-49: Titoki Distribution Substation</b>	
Designation unique identifier	PCO-M-49
Designation purpose	Electricity distribution

# 741

Site identifier	Titoki Street Lot 26 DP 28152 and Lot 1 DP 360814
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, legal description, and boundary. Formerly designation Dm133.

<b>PCO-M-50: Konini 1 Distribution Substation</b>	
Designation unique identifier	PCO-M-50
Designation purpose	Electricity distribution
Site identifier	Konini Street Lot 38 DP 28216
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm134.

<b>PCO-M-51: Plunket Distribution Substation</b>	
Designation unique identifier	PCO-M-51
Designation purpose	Electricity distribution
Site identifier	Plunket Street

	Lot 24 DP 28756
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm135.

<b>PCO-M-52: Puriri Distribution Substation</b>	
Designation unique identifier	PCO-M-52
Designation purpose	Electricity distribution
Site identifier	Puriri Crescent Lot 23 DP 25794
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm136.

<b>PCO-M-53: Te Ore Ore Substation</b>	
Designation unique identifier	PCO-M-53
Designation purpose	Electricity distribution
Site identifier	Corner Castlepoint Road & Watsons Road Te Ore Ore 2 B3B1A Block
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and boundary. Formerly designation Dm137.

## SPK – Spark New Zealand Trading Limited

<b>SPK-M-01: Masterton Exchange</b>	
Designation unique identifier	SPK-M-01
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Lincoln Road, Masterton Lots 1-2 Deposited Plan 13909 and Section 1 Survey Office Plan 28301
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Secondary
Conditions	No
Additional information	Rollover without modification. Formerly designation Dm138.

<b>SPK-M-02: Rangitumau Microwave Station</b>	
Designation unique identifier	SPK-M-02
Designation purpose	Telecommunication and Radio communication and Ancillary purposes

Site identifier	Off James Road, Rangitumau James Road Sec 1 Survey Office Plan 31724
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Secondary
Conditions	No
Additional information	Rollover with modification to address, formerly designation Dm139

## South Wairarapa District Council

### CNZ – Chorus New Zealand

<b>CNZ-S-01: Big Hill Radio Site</b>	
Designation unique identifier	CNZ-S-01
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Range Road Part Section 184 Awhea District
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds071.

### **CNZ-S-02: Featherston Exchange**

Designation unique identifier	CNZ-S-02
Designation purpose	Telecommunication and Radio communication and Ancillary purposes
Site identifier	Fox Street, Featherston Lot 2 Deposited Plan 356258
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds072.

### GWRC – Greater Wellington Regional Council

<b>GWRC-S-01: Waiohine – River Corridor – Apple Barrel Floodway</b>	
Designation unique identifier	GWRC-S-01
Designation purpose	Conveyance of water for flood mitigation purposes
Site identifier	Lot 1 DP 61639, Lot 4 DP 490104, Lot 3 DP 76282, Lot 2 DP 76282, Lot 3 DP 1693, Lot 2 DP 442171, Lot 1 DP 58856, Lot 3 DP 87576, Part River Bed DP 398249, Lot 1 DP 7854, Lot 11 DP 1693, Part Section 28 Greytown SM FM SETT, Lot 10 DP 1693, Lot 12 DP 1693, Part Lot 1 DP 15051, Lot 4 DP 1693, Lot 2 DP 1693, Part Lot 1 DP 15051, Section 119 TN OF Greytown, Lot 1 DP 1693, Part Section 1 Greytown SM FM SETT, Lot 2 DP 413523, Lot 2 DP 86663, Lot 9 DP 1693, Lot 1 DP 86663, Lot 1 DP 442171, Section 76 Greytown SM FM SETT, Lot 2 DP 512251, Lot 4 DP 512251
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds001.

<b>GWRC-S-02: Hiwinui Forest</b>	
Designation unique identifier	GWRC-S-02
Designation purpose	Soil conservation and forestry
Site identifier	Lot 1 DP 7013, Part Lot 3 DP 17010, Crown Land Survey Office Plan 15494, Section 8 Block IV Haurangi SD, Section 9 Block IV Haurangi SD, Lot 1 DP 21907, Part Section 6 Block IV Haurangi SD, Part Haurangi State Forest Park Survey Office Plan 14449, Crown Land Survey Office Plan 15494, Section 7 Block VIII Haurangi SD
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds002.

<b>GRWC-S-03: Rough Hill Forest</b>	
Designation unique identifier	GWRC-S-03
Designation purpose	Soil conservation and forestry
Site identifier	Part Lot 1 DP 5314, Part Lot 1 DP 5315, Lot 2 DP 6002, Lot 2 DP 21957, Section

	213 Awhea DIST, Section 298 Awhea DIST, Part Section 190 Awhea DIST, Section 283 Awhea DIST, Section 218 Awhea DIST, Section 219 Awhea DIST, Part Section 189 Awhea DIST, Lot 1 DP 7364, Part Section 2 Block XVI Haurangi SD
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds003.

<b>GRWC-S-04: Stoney Creek Forest</b>	
Designation unique identifier	GWRC-S-04
Designation purpose	Soil conservation and forestry
Site identifier	Lot 3 DP 521861, Part Lot 1 DP 74936, Section 6 SO 37435, Part Section 20 Tuturumuri SETT, Part Lot 1 DP 72139, Part Section 37 Tuturumuri SETT, Part Lot 2 DP 2773, Part Lot 10 DP 5313, Section 1 SO 18241, Lot 3 DP 74936, Lot 5 DP 74936, Lot 4 DP 74936, Part Lot 2 DP 5314, Lot 6 DP 521861, Lot 3 DP 77392, Lot 2 DP 74936, Lot 6 DP 5314, Lot 5 DP 507010, Section 279 Awhea DIST, Part Section 10 Block IX Waipawa SD, Section 280 Awhea DIST, Lot 4 DP 77392, Lot 1 DP 77392, Section 6 SO 18241, Lot 1 DP 521861, Lot 4 DP 521861, Lot 7 DP 521861, Lot 2 DP 521861, Lot 5 DP 5314, Part Lot 2 DP 5314, Lot 3 DP 5314, Lot 5 DP 521861, Lot 2 DP 507010, Lot 2 DP 86279, Lot 7 DP 5313, Lot 2 DP 77392

Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds004.

<b>GWRC-S-05: Tauanui Forest</b>	
Designation unique identifier	GWRC-S-05
Designation purpose	Soil conservation and forestry
Site identifier	Lot 1 DP 516852, Section 8 SO 31506, Section 9 SO 31506, Section 3 Block X Haurangi SD, Section 10 SO 31506, Section 7 SO 31506, Section 3 SO 31506, Section 5 SO 31506, Section 4 SO 31506, Section 6 SO 31506, Section 2 SO 31506, Section 1 SO 31506, Section 11 SO 31506, Pirinoa 8B Block, Lot 1 DP 18086 Section 2 Block XI Haurangi SD
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds005.

<b>GWRC-S-06: Waiohine River Stopbanks</b>	
Designation unique identifier	GWRC-S-06

Designation purpose	Flood protection and mitigation purposes
Site identifier	<p>Lot 3 DP 89090, Lot 1 DP 32852, Part Lot 49 DP 196, Lot 1 DP 84099, Section 2 SO 25771, Part Section 41 Moroa DIST, Lot 2 DP 27452, Part Ahikouka South B Block, Lot 2 DP 84099, Part Lot 2 DP 3273, Part Taratahi 391C1D2 Block, Lot 1 DP 414376, Part Taratahi 391C1D2 Block, Section 1 SO 21568, Lot 5 DP 1100, Part Taratahi 391C1D2 Block, Part Taratahi 391C1A Block, Part Lot 6 DP 1100, Lot 3 DP 1100, Part Lot 4 DP 1100, Lot 4 DP 76282, Part Lot 50 DP 196, Lot 3 DP 84099, Part Ahikouka South B Block, Part Lot 16 DP 1100, Lot 4 DP 69690, Part Lot 16 DP 1100, Part Lot 18 DP 1100, Part Lot 6 DP 1100, Part Taratahi 391C1D2 Block, Part Hikawera 1 Block, Part Taratahi 391C1D2 Block, Part Taratahi 391C1D2 Block, Part Taratahi 391C1D1 Block, Part Taratahi 391C1C Block, Section 1 SO 25771, Lot 1 DP 534021, Lot 1 DP 34363, Part Hikawera 3 Block, Part Taratahi 391C1D1 Block, Part Taratahi 391C1C Block, Part Taratahi 391C1C Block, Part Taratahi 391C1C Block, Part Taratahi 391C1C Block, Part Taratahi 391C1D Block, Part Taratahi 391C1D1 Block, Section 1 SO 25773, Part Taratahi 391C1B Block, Part Taratahi 391C1D1 Block, Part Taratahi 391C1D2 Block, Lot 3 DP 69690, Lot 2 DP 1100, Part Taratahi 391C1C Block, Lot 4 DP 84099, Part Stream Bed Survey Office Plan 25773, Lot 5 DP 461177, Lot 7 DP 434556, Part Lot 48 DP 196, Lot 4 DP 434556, Lot 3 DP 449572, Part Lot 1 DP 77877, Lot 7 DP 517935, Part Section 41 Moroa DIST, Lot 2 DP 34363</p>
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Unconfirmed (overlaps with SWDC-S-09 Waiohine Water Treatment Plant)

Conditions	No
Additional information	Rollover without modification. Formerly designation Ds006.

<b>GWRC-S-07: Tauherenikau Stopbanks</b>	
Designation unique identifier	GWRC-S-07
Designation purpose	Flood protection and mitigation purposes
Site identifier	Part Lot 2 DP 6881, Lot 3 DP 27580, Section 590 Featherston SBRN, Lot 3 DP 61213, Section 592 Featherston SBRN, Part Lot 2 DP 6881, Lot 1 DP 27580, Part Section 450 Featherston SBRN, Part Old River Bed Survey Office Plan 11281, Lot 1 DP 61213, Lot 4 DP 89676, Lot 2 DP 30989, Part Lot 1 DP 6881, Part Section 452 Featherston SBRN, Part Section 451 Featherston SBRN, Part Section 450 Featherston SBRN, Part Section 31 Kahutara DIST, Part Section 453 Featherston SBRN, Part Section 448 Featherston SBRN, Part Section 46 Block VII Wairarapa SD, Section 21 Kahutara DIST, Section 585 Featherston SBRN, Section 570 Featherston SBRN, Part Section 9 Moroa DIST, Lot 1 DP 5375, Part Old River Bed
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds007.

<b>GWRC-S-08: Manganui Stream Stopbank</b>	
Designation unique identifier	GWRC-S-08
Designation purpose	Flood protection and mitigation purposes
Site identifier	Part Lot 2 DP 55029
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds008.

<b>GWRC-S-09: Owhanga Stream Stopbanks</b>	
Designation unique identifier	GWRC-S-09
Designation purpose	Flood protection and mitigation purposes
Site identifier	Lot 2 DP 72851, Part Lot 2 DP 3233, Lot 4 DP 72851
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds009.

<b>GWRC-S-10: Pounui Stream Stopbanks</b>	
Designation unique identifier	GWRC-S-10

Designation purpose	Flood protection and mitigation purposes
Site identifier	Lot 1 DP 84525, Part Lot 7 DP 20901, Lot 15 DP 74688, Part Turakirae Block Survey Office Plan 19057, Lot 14 DP 74688, Lot 13 DP 74688
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds010.

## **GWRC-S-11: Waiorongomai Stream Stopbanks**

Designation unique identifier	GWRC-S-11
Designation purpose	Flood protection and mitigation purposes
Site identifier	Part Section 46 Block XIII Wairarapa SD, Section 20 Western Lake DIST, Part Section 19 Western Lake DIST
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds011.

## **GWRC-S-12: Abbots Creek Stopbank**

Designation unique identifier	GWRC-S-12
-------------------------------	-----------

Designation purpose	Flood protection and mitigation purposes
Site identifier	Lot 1 DP 74637, Lot 3 DP 85948, Lot 2 DP 87539
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds012.

<b>GWRC-S-13: Cross Creek Stopbanks</b>	
Designation unique identifier	GWRC-S-13
Designation purpose	Flood protection and mitigation purposes
Site identifier	Part Wairarapa Moana Block, Part Lot 1 DP 3233
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds013.

<b>GWRC-S-14: Turanganui Floodplain</b>	
Designation unique identifier	GWRC-S-14
Designation purpose	Conveyance of water for flood mitigation purposes

Site identifier	Part Section 75 SO 10664, Part Old River Bed Survey Office Plan 19242, Lot 1 DP 6621, Lot 1 DP 18814, Part Lot 16 DP 1942, Lot 2 DP 67585, Part Lot 22 DP 1942, Part Lot 22 DP 1942, Lot 24 DP 1942, Lot 3 DP 67585, Part Lot 25 DP 1942, Part Lot 22 DP 1942
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds014.

<b>GWRC-S-15: Tauherenikau Floodplain</b>	
Designation unique identifier	GWRC-S-15
Designation purpose	Conveyance of water for flood mitigation purposes
Site identifier	Part Lot 1 DP 6881, Part Lot 1 DP 6881, Part Lot 1 DP 11802, Section 22 Kahutara DIST, Section 472 Featherston SBRN, Section 594 Featherston SBRN, Lot 1 DP 30989, Part Section 92 Moroa DIST, Part Section 586 Featherston SBRN, Lot 2 DP 61213, Section 471 Featherston SBRN, Section 473 Featherston SBRN, Lot 2 DP 447040, Section 33 Moroa DIST
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification.

	Formerly designation Ds015.
--	-----------------------------

<b>GWRC-S-16: Donalds Creek Floodplain and Drain Area</b>	
Designation unique identifier	GWRC-S-16
Designation purpose	Conveyance of water for flood mitigation purposes
Site identifier	Lot 8 DP 82163, Section 328 Featherston SBRN, Section 332 Featherston SBRN, Section 316 Featherston SBRN, Part Lot 1 DP 25607, Lot 1 DP 463269, Lot 2 DP 25607, Lot 5 DP 482853, Lot 8 DP 482853, Lot 6 DP 25607, Lot 2 DP 25608, Part Section 268 Featherston SBRN, Part Lot 4 DP 3446, Part Lot 4 DP 3446, Lot 3 DP 58277, Part Section 285 Featherston SBRN, Part Section 284 Featherston SBRN, Lot 1 DP 60480, Lot 1 DP 525236, Lot 6 DP 3446, Lot 5 DP 3446, Part Lot 2 DP 3446, Part Lot 2 DP 3446, Lot 1 DP 88719, Lot 4 DP 397203, Lot 5 DP 397203, Lot 6 DP 482853, Lot 3 DP 482853, Section 560 Featherston SBRN, Section 354 Featherston SBRN, Section 348 Featherston SBRN, Section 352 Featherston SBRN, Lot 2 DP 342631, Section 340 Featherston SBRN, Lot 4 DP 482853, Section 336 Featherston SBRN, Section 344 Featherston SBRN, Section 331 Featherston SBRN, Lot 2 DP 91204, Section 320 Featherston SBRN, Section 324 Featherston SBRN, Lot 2 DP 88719, Lot 3 DP 88719, Lot 4 DP 88719, Lot 1 DP 482853
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	No
Additional information	Rollover without modification. Formerly designation Ds016.

**GWRC-S-17: Lower Ruamahanga River Stopbanks**

Designation unique identifier	GWRC-S-17
Designation purpose	Flood protection and mitigation purposes
Site identifier	Section 8 SO 473792
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds018.

**GWRC-S-18: Wahakawiriwiri Drain**

Designation unique identifier	GWRC-S-18
Designation purpose	Conveyance of water for flood mitigation purposes
Site identifier	Section 40 Pahautea SETT, Section 7 Pahautea SETT, Section 5 Pahautea SETT, Lot 2 DP 2919, Lot 1 DP 62010, Part Section 6 Pahautea SETT
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover without modification. Formerly designation Ds019.
------------------------	---

<b>GWRC-S-19: Abbots Creek Drain Area</b>	
Designation unique identifier	GWRC-S-19
Designation purpose	Conveyance of water for flood mitigation purposes
Site identifier	Lot 1 DP 85948, Lot 2 DP 74637, Lot 4 DP 74637, Lot 3 DP 424891, Part Wairarapa Moana Block, Lot 2 DP 85948, Part Lot 12 DEEDS 445, Lot 3 DP 74637, Lot 4 DP 87539, Section 569 Featherston SBRN, Part Section 562 Featherston SBRN, Part Wairarapa Moana Block, Lot 6 DP 424891
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds020.

<b>GWRC-S-20: Tawaha Loop Drain</b>	
Designation unique identifier	GWRC-S-20
Designation purpose	Conveyance of water for flood mitigation purposes
Site identifier	Section 14 Block V Huangarua SD, Part Lot 1 DP 9413, Section 34 Block V Huangarua SD, Part Section 32 Block V Huangarua SD, Section 15 Block V Huangarua SD, Lot 1 DP 14738, Section 16 Block V Huangarua

	SD, Section 29 Block V Huangarua SD, Section 28 Block V Huangarua SD, Section 21 Block V Huangarua SD, Lot 3 DP 14738
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds021.

<b>GWRC-S-21: Turanganui River Stopbanks</b>	
Designation unique identifier	GWRC-S-21
Designation purpose	Flood protection and mitigation purposes
Site identifier	Part Section 65 Turanganui DIST
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds022.

<b>GWRC-S-22: Upland Cutoff Drain Stopbanks</b>	
Designation unique identifier	GWRC-S-22
Designation purpose	Flood protection and mitigation purposes
Site identifier	Lot 1 DP 54389, Okoura 4A Block, Part Okoura 2G1B Block, Okoura 2G3 Block, Section 31 Turanganui DIST, Okoura 2G1A Block, Okoura 2G4 Block, Okoura 2G2

	Block, Part Okoura 3 Block, Lot 2 DP 424832, Lot 2 DP 436783, Lot 1 DP 513883, Lot 2 DP 513883, Okoura 5D Block, Part Okoura 5F Block, Section 1 SO 16960, Lot 1 DP 424832, Okoura 5E Block, Section 2 SO 16960, Part Lot 1 DP 17247, Part Lot 2 DP 17247, Section 30 Turanganui DIST
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds023.

<b>GWRC-S-23: Tauanui River Stopbanks</b>	
Designation unique identifier	GWRC-S-23
Designation purpose	Flood protection and mitigation purposes
Site identifier	Lot 1 DP 32624, Lot 2 DP 56122, Part Lot 1 DP 5701, Part Lot 8 DP 14815
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds024.

<b>GWRC-S-24: Lower Ruamahanga River Floodways Floodplain</b>	
Designation unique identifier	GWRC-S-24

Designation purpose	Conveyance of water for flood mitigation purposes
Site identifier	Lot 4 DP 14815, Lot 3 DP 71441, Part Section 35 Kahutara DIST, Potaka-Kuratawhiti 1C Block, Section 51 Pahautea SETT, PotakaKuratawhiti 1B1 Block, Part Section 11 Kahutara DIST, Part Lot 1 DP 7960, Part Section 35 Kahutara DIST, Lot 1 DP 64464, Awaawaroa 1 3B1 & 1 3C1 Block, Lot 2 DP 52084, Part Lot 3 DP 52084, Pah Reserve Deposited Plan 3431, Lot 2 DP 15679, Lot 1 DP 3108, Section 50 Pahautea SETT, Part Section 36 Moroa DIST, Lot 1 DP 58311, Maori Cemetery Deposited Plan 3431
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds025.

<b>GWRC-S-25: Lower Ruamahanga River and Floodway Stopbanks</b>	
Designation unique identifier	GWRC-S-25
Designation purpose	Flood protection and mitigation purposes
Site identifier	Defined on the Planning Maps
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Unconfirmed (overlaps with SWDC-S-15 Martinborough wastewater treatment plant)
Conditions	No
Additional information	Rollover without modification.

	Formerly designation Ds026.
--	-----------------------------

<b>GWRC-S-26: Donalds Creek Stopbanks</b>	
Designation unique identifier	GWRC-S-26
Designation purpose	Flood protection and mitigation purposes
Site identifier	Lot 2 DP 386063, Lot 4 DP 537890, Lot 2 DP 451736, Lot 1 DP 386063, Section 326 TN OF Featherston, Section 324 TN OF Featherston, Lot 5 DP 89184, Lot 3 DP 537890, Lot 45 DP 67849, Section 361 TN OF Featherston, Part Section 315 TN OF Featherston, Section 325 TN OF Featherston, Lot 7 DP 21326, Lot 1 DP 532420, Section 327 TN OF Featherston, Section 322 TN OF Featherston, Lot 6 DP 397203, Part Section 317 TN OF Featherston, Part Section 127 Featherston SBRN
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds027.

## **KRH – KiwiRail Holdings Limited**

<b>KRH-S-01: Wairarapa Line including Tunnel 2, rail bridges, and level crossings</b>	
Designation unique identifier	KRH-S-01
Designation purpose	Railway purposes

Site identifier	Wairarapa Line including Tunnel 2, rail bridges, and level crossings  Refer to Planning Maps
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	<p>Rollover with modification to name, site identifier, designation boundary.</p> <p>Formerly designation Ds041.</p> <p>Note. In some instances the designation boundary on the Planning Maps may appear to be offset from the underlying cadastre. This is a result of discrepancies within LINZ Core Record System.</p>

## MEDU – Minister of Education

"Education Purposes" in the designated purpose means to:

- a) Enable the use of the facilities on the site by and for the educational benefit of any preschool and school age students (i.e. years 0 to 13) regardless of whether they are enrolled at the institution located on the site.
- b) Enable the provision of supervised care and study opportunities for students outside school hours in school facilities.
- c) Enable the provision of community education (e.g. night classes for adults) outside school hours in school facilities.
- d) Include but not be limited to the provision of academic, sporting, social and cultural education including through:
  - i) Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours; ii) Formal and informal cultural activities and competitions whether carried out during or outside school hours; iii) The provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs.
- e) Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.
- f) Enable the provision of associated administrative services; carparking and vehicle manoeuvring; and health, social services and medical services (including dental clinics and sick bays).
- g) Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretaker) and their families."

<b>MEDU-S-01: Featherston School</b>	
Designation unique identifier	MEDU-S-01
Designation purpose	Education purposes
Site identifier	Revans Street, Featherston ecs 245, 246, 248, 250 & 252 Town of Featherston
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name. Formerly designation Ds029.

<b>MEDU-S-02: Martinborough School</b>	
Designation unique identifier	MEDU-S-02
Designation purpose	Education purposes
Site identifier	Dublin Street, Martinborough Pt Lots 67 & 68 of Deed 24
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name. Formerly designation Ds030.

<b>MEDU-S-03: Greytown School</b>	
Designation unique identifier	MEDU-S-03
Designation purpose	Education purposes
Site identifier	East Street, Greytown Secs 29-35 Greytown TN BELT, Section 1 SO 23030, Section 1 SO 365081
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, legal description, and boundary. Formerly designation Ds031.

<b>MEDU-S-04: Kuranui College</b>	
Designation unique identifier	MEDU-S-04
Designation purpose	Education purposes
Site identifier	Wakelin Street, Greytown Lot 1 Deposited Plan 584618
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description. Formerly designation Ds032.

<b>MEDU-S-05: Tuturumuri School</b>	
Designation unique identifier	MEDU-S-05
Designation purpose	Education purposes
Site identifier	White Rock Road Pt Sec 41 Tuturumuri Settlement, SO 23321
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Ds033.

<b>MEDU-S-06: South Featherston School</b>	
Designation unique identifier	MEDU-S-06
Designation purpose	Education purposes
Site identifier	South Featherston Road Lot 1 DP 383808 & Sec 558 Featherston Suburban SO 24124
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and legal description. Formerly designation Ds034.

<b>MEDU-S-07: Pirinoa School</b>	
Designation unique identifier	MEDU-S-07
Designation purpose	Education purposes
Site identifier	Pirinoa Road Pt Sec 52 Turanganui District
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, legal description, and boundary. Formerly designation Ds035.

<b>MEDU-S-08: Kahutara School</b>	
Designation unique identifier	MEDU-S-08
Designation purpose	Education purposes
Site identifier	Kahutara Road Pt Sec 1 Kahutara, Lots 1 & 2 DP 7033
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and boundary. Formerly designation Ds036.

<b>MEDU-S-09: St Teresa's School (Featherston)</b>	
Designation unique identifier	MEDU-S-09
Designation purpose	Education purposes
Site identifier	63 Bell Street, Featherston Lot 1 DP 52326
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name. Formerly designation Ds037.

## MPOL – Minister of Police

<b>MPOL-S-01: Martinborough Police Station</b>	
Designation unique identifier	MPOL-S-01
Designation purpose	Police Station and associated residence
Site identifier	16-18 Cork Street, Martinborough Lot 279 Deposited Plan 248
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds038.

<b>MPOL-S-02: Featherston Police Station</b>	
Designation unique identifier	MPOL-S-02
Designation purpose	Police Station and associated residence
Site identifier	3 Daniell Street, Featherston Lot 2 DP 532327
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover <b>with</b> modification to legal description and boundary. Formerly designation Ds039.

## MSNZ – Meteorological Service of New Zealand

MSNZ-S-01: Ngawi Automatic Weather Station	
Designation unique identifier	MSNZ-S-01
Designation purpose	Meteorological activities and ancillary activities
Site identifier	Cape Palliser Road, Ngawi Lot 101 DP 29304
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rollover with modification to address and boundary. Formerly designation Ds028.

## NZTA – New Zealand Transport Agency

NZTA-S-01: State Highway 2	
Designation unique identifier	NZTA-S-01
Designation purpose	To construct, operate, maintain, and improve a state highway, cycleway and/or shared path, and associated infrastructure.

Site identifier	State Highway 2 from the boundary with Carterton District at the Waiohine River in the north to the north-eastern boundary of the South Wairarapa District at the Remutaka Summit.
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	No
Additional information	<p>Rollover with modification to purpose and boundary.</p> <p>Formerly designation Ds073, Ds074, Ds075, Ds076, Ds077.</p> <p>The following sections of State Highway 2 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989:</p> <ol style="list-style-type: none"> <li>a. From southern Carterton Borough boundary to northern Greytown Borough boundary, as declared by NZ Gazette 110, Page 2546, Dated 29th October 1974</li> <li>b. From southern Greytown Borough boundary to northern Featherston Borough boundary, as declared by NZ Gazette, Page 3309, Dated 30th September 1999</li> <li>c. From southern Greytown Borough boundary to northern Featherston Borough boundary, as declared by NZ Gazette 110, Page 2546, Dated 29th October 1974</li> <li>d. From the western boundary of Moore Street to Northwest, as declared by NZ Gazette, Page 3309, Dated 30th September 1999</li> </ol>

	<p>e. From the western boundary of the Featherston Borough to Northeastern boundary of the South Wairarapa District at the Rimutaka Summit, as declared by Gazette 58, Dated 27th June 1975.</p>
--	--

<b>NZTA-S-02 State Highway 53</b>	
Designation unique identifier	NZTA-S-02
Designation purpose	To construct, operate, maintain, and improve a state highway, cycleway and/or shared path, and associated infrastructure.
Site identifier	State Highway 53 from within the urban ward of Featherston to the urban ward of Martinborough
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	No
Additional information	<p>Rollover with modification to purpose and boundary.</p> <p>Formerly designation Ds078, Ds079, Ds080.</p> <p>The following sections of State Highway 2 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989:</p> <p>a. From the south-western side of Featherston's urban ward to the northern side of Martinborough's urban ward, as declared by NZ Gazette, Dated 30th October 1996.</p>

**PCO – Powerco Limited**

<b>PCO-S-01: Featherston Zone Substation</b>	
Designation unique identifier	PCO-S-01
Designation purpose	Electricity distribution
Site identifier	Cnr Boundary Road and SH 53 Lot 1 DP 54277
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Ds042.

<b>PCO-S-02: Kempton Zone Substation</b>	
Designation unique identifier	PCO-S-02
Designation purpose	Electricity distribution
Site identifier	Bidwells Cutting Road Lot 1 DP 63604
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and boundary. Formerly designation Ds043.

<b>PCO-S-03: Bidwills Cutting Zone Substation</b>	
Designation unique identifier	PCO-S-03
Designation purpose	Electricity distribution
Site identifier	Bidwills Cutting Road Section 1 SO 20659
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Secondary
Conditions	No
Additional information	Rollover with modification to name, address, legal description, and boundary. Formerly designation Ds044.

<b>PCO-S-04: Martinborough Zone Substation</b>	
Designation unique identifier	PCO-S-04
Designation purpose	Electricity distribution
Site identifier	Kitchener Street Lot 2 DP 66291
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds045.

<b>PCO-S-05: Greytown Zone Substation</b>
---

Designation unique identifier	PCO-S-05
Designation purpose	Electricity distribution
Site identifier	Moroa Road/Bidwills Cutting Road Sect 119 Moroa District
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address, legal description, and boundary. Formerly designation Ds046.

<b>PCO-S-06: Tuhitarata Zone Substation</b>	
Designation unique identifier	PCO-S-06
Designation purpose	Electricity distribution
Site identifier	Lake Ferry Road Lot 1 DP 30135
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and legal description. Formerly designation Ds047.

<b>PCO-S-07: Morrisons Hill Repeater</b>
--

Designation unique identifier	PCO-S-07
Designation purpose	Electricity distribution
Site identifier	Ponatahi Road Sec 1 SO 30454
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover without modification. Formerly designation Ds048.

**PCO-S-08: Hau Nui Zone Substation**

Designation unique identifier	PCO-S-08
Designation purpose	Electricity distribution
Site identifier	Range Road Lot 1 DP 33845
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to legal description and location/boundary. Formerly designation Ds049.

**PCO-S-09: Churchill Distribution Substation**

Designation unique identifier	PCO-S-09
-------------------------------	----------

Designation purpose	Electricity distribution
Site identifier	Churchill Crescent Lot 22 DP 43130
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to boundary. Formerly designation Ds050.

### SWDC – South Wairarapa District Council

<b>SWDC-S-01: Pirinoa Transfer Station</b>	
Designation unique identifier	SWDC-S-01
Designation purpose	Waste transfer and recycling station
Site identifier	3031 Lake Ferry Road Lot 5 DP 34569, Lot 3 DP 51260, part river parcel
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, purpose, legal description, and boundary. Formerly designation Ds051.

### SWDC-S-02: Martinborough Transfer Station

Designation unique identifier	SWDC-S-02
Designation purpose	Waste transfer and recycling station
Site identifier	Lake Ferry Road Pt Sec 5 Wharekaka District
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, purpose, address, and boundary. Formerly designation Ds052.

<b>SWDC-S-03: Greytown Landfill</b>	
Designation unique identifier	SWDC-S-03
Designation purpose	Waste disposal and transfer station
Site identifier	State Highway 2, Greytown Lot 2 DP 88815
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, purpose, and legal description. Formerly designation Ds053.

<b>SWDC-S-04: Greytown Recycling Station</b>
--

Designation unique identifier	SWDC-S-04
Designation purpose	Waste transfer and recycling station
Site identifier	Cotter Street, Greytown Pt Old Railway, Lots 1 and 2 DP 30169
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, purpose, and legal description. Formerly designation Ds054.

**SWDC-S-05: Featherston waste transfer station**

Designation unique identifier	SWDC-S-05
Designation purpose	Waste transfer and recycling station
Site identifier	60 Johnston Street, Featherston Pt Sec 116 Featherston Suburban
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, purpose, and address. Formerly designation Ds055.

**SWDC-S-06: Featherston Cemetery**

Designation unique identifier	SWDC-S-06
Designation purpose	Cemetery
Site identifier	Western Lake Road (Sec 603 Featherston Suburban and Lot 1 DP 404319)
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and legal description. Formerly designation Ds056.

<b>SWDC-S-07: Martinborough Cemetery</b>	
Designation unique identifier	SWDC-S-07
Designation purpose	Cemetery
Site identifier	Puruatanga Road, Martinborough Pt Sec 1 Wharekaka District
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and address. Formerly designation Ds057.

<b>SWDC-S-08: Greytown Cemetery</b>
-------------------------------------

Designation unique identifier	SWDC-S-08
Designation purpose	Cemetery
Site identifier	State Highway 2, Greytown Sec 40 and Pt Secs 38 and 39 Moroa District
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name. Formerly designation Ds058.

<b>SWDC-S-09: Waiohine water treatment plant</b>	
Designation unique identifier	SWDC-S-09
Designation purpose	Operation, maintenance, and improvement of the Waiohine water treatment plant
Site identifier	Waiohine Valley Road Lot 1 DP 45835 and Part Section 95 Moroa, Part Lot 2 DP 68038 BLK VI WAIOHINE SD
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Unconfirmed (overlaps with GWRC-S-06 Waiohine River Stopbanks)
Conditions	No
Additional information	Rollover with modification to name, purpose, legal description, and boundary. Formerly designation Ds059.

<b>SWDC-S-10: Bassets Creek water supply</b>	
Designation unique identifier	SWDC-S-10
Designation purpose	Operation, maintenance, and improvement of the Bassets Creek water supply
Site identifier	Bassets Creek, Waiohine Valley Road Lot 1 DP 18949
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, purpose, and address. Formerly designation Ds060.

<b>SWDC-S-11: Waiohine water treatment plant supply bores</b>	
Designation unique identifier	SWDC-S-11
Designation purpose	Operation, maintenance, and improvement of the Waiohine water treatment plant supply bores
Site identifier	Waiohine Valley Road Part section 41 MOROA DIST & PT LOTS 47-50 65
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Unconfirmed (overlaps with GWRC-S-06 Waiohine River Stopbanks)
Conditions	No
Additional information	Rollover with modification to name, purpose, legal description, and address.

	Formerly designation Ds061.
--	-----------------------------

<b>SWDC-S-12: Martinborough water supply reservoirs</b>	
Designation unique identifier	SWDC-S-12
Designation purpose	Operation, maintenance, and improvement of the Martinborough water supply reservoirs and ancillary works
Site identifier	Hinekura Road, Martinborough Lot 1 DP 21187 and road reserve
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, purpose, address, legal description, boundary. Formerly designation Ds062.

<b>SWDC-S-13: Martinborough emergency water supply pump station</b>	
Designation unique identifier	SWDC-S-13
Designation purpose	Operation, maintenance, and improvement of the Martinborough emergency water supply pump station
Site identifier	Hinekura Road, Martinborough Lot 8 DP 57701
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	No
Additional information	Rollover with modification to name, purpose, legal description.  Formerly designation Ds063.

**SWDC-S-14: Greytown wastewater treatment plant**

Designation unique identifier	SWDC-S-14
Designation purpose	Operation, maintenance, and improvement of the Greytown wastewater treatment plant and disposal
Site identifier	Gregs lane, Greytown  Pukengaki 26B Pts Pukegaki 3A 3B 3C 3E B, Pukengaki 3D Blk II Huangarua SD, Lot 1 DP 29001, Lot 2 DP 534021, Lot 2 DP 4, river parcel
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name, purpose, address, legal description, boundary.  Formerly designation Ds064.

**SWDC-S-15: Martinborough wastewater treatment plant**

Designation unique identifier	SWDC-S-15
Designation purpose	Operation, maintenance, and improvement of the Martinborough wastewater treatment plant and irrigation field

Site identifier	Weld Street, Martinborough Lot 1 DP 44557, Lot 2 DP 44557 and Lot 5 DP 87782, part section 5 Wharekaka district
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Unconfirmed (overlaps with GWRC-S-25 Lower Ruamahanga River and Floodway Stopbanks)
Conditions	No
Additional information	Rollover with modification to name, purpose, legal description. Formerly designation Ds065.

<b>SWDC-S-16: Featherston wastewater treatment plant</b>	
Designation unique identifier	SWDC-S-16
Designation purpose	Operation, maintenance, and improvement of the Featherston wastewater treatment plant
Site identifier	Donald Street/Burts Road, Featherston Section 330 Featherston SBRN, Part Section 258 Featherston SBRN, Section 331 Featherston SBRN
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification, to name, purpose, legal description. Formerly designation Ds066.

<b>SWDC-S-17: Longwood water race supply</b>	
Designation unique identifier	SWDC-S-17
Designation purpose	Operation, maintenance, and improvement of the Longwood water race supply
Site identifier	Underhill Road, Tauherenikau LOT 2 DP 80069, Part Section 80 Featherston SBRN
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to name and purpose. Formerly designation Ds068.

<b>SWDC-S-18: Lake Ferry wastewater treatment plant</b>	
Designation unique identifier	SWDC-S-18
Designation purpose	Operation, maintenance, and improvement of a wastewater treatment and disposal facility
Site identifier	Lake Ferry Road Part lot 45 DP 12843
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

<b>SWDC-S-19: Pirinoa water supply treatment plant</b>	
Designation unique identifier	SWDC-S-19
Designation purpose	Operation, maintenance, and improvement of a water supply treatment plant
Site identifier	2677 Lake Ferry Road Road reserve and Lot 2 DP 403381
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

<b>SWDC-S-20: Featherston wastewater land based disposal</b>	
Designation unique identifier	SWDC-S-20
Designation purpose	Operation, maintenance, and improvement of a wastewater treatment and disposal facility
Site identifier	Murphys Line, Featherston Lot 17-25, Part Lot 26 and Part Lot 28 Deeds Plan 317, Suburban Section 316-317, Suburban Section 320-321, Suburban Section 324-325, Suburban Section 328-329, Suburban Section 332-333, Suburban Section 336-337, Suburban Section 340-341, Suburban Section 345 and Suburban Section 349 Township of Featherston and Part Rural Section 414, Part Rural Section 416, Part Rural Section 418 and Part Rural Section 420 Township of Featherston

Lapse date	11 October 2028
Designation hierarchy under section 177 of the Resource Management Act	Secondary to Designation GWRC-S-16 Donalds Creek Floodplain and Drain Area
Conditions	No
Additional information	Notice of Requirement for a new designation.

<b>SWDC-S-21: Boar Bush reservoir (Featherston treated water supply storage tank)</b>	
Designation unique identifier	SWDC-S-21
Designation purpose	Operation, maintenance, and improvement of water supply and storage facility
Site identifier	Boar Bush Gully Road, Featherston Part Section 515 Featherston SBRN
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

<b>SWDC-S-22: Greytown Memorial Park water treatment plant</b>	
Designation unique identifier	SWDC-S-22
Designation purpose	Operation, maintenance, and improvement of a water supply treatment plant
Site identifier	11 Kuratawhiti Street, Greytown Part section 4 Greytown SM FM SETT
Lapse date	Given effect to (i.e. no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

<b>SWDC-S-23: Moroa tailrace water source</b>	
Designation unique identifier	SWDC-S-23
Designation purpose	Operation, maintenance, and improvement of a tailrace water supply
Site identifier	Waiohine Gorge Road River parcel 1801513.79; 5452296.14 NZTM
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

<b>SWDC-S-24: Martinborough water supply bores and treatment plant</b>	
Designation unique identifier	SWDC-S-24
Designation purpose	Operation, maintenance, and improvement of water supply bores and water supply treatment plant
Site identifier	1579 State Highway 53, Martinborough Part Pukepukonetea Island Block BLK and river parcel

Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

<b>SWDC-S-25: Martinborough Manganese Reduction Plant</b>	
Designation unique identifier	SWDC-S-25
Designation purpose	Operation, maintenance, and improvement of a water treatment plant
Site identifier	53 New York street West, Martinborough Part Lot 675 DP 586
Lapse date	Given effect to (i.e. no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

<b>SWDC-S-26: Martinborough wastewater land based disposal – Pains Farm</b>	
Designation unique identifier	SWDC-S-26
Designation purpose	Operation, maintenance, and improvement of a waste treatment and disposal facility
Site identifier	Lake Ferry Road Part section 5 Wharekaka Dist
Lapse date	11 October 2028

Designation hierarchy under section 177 of the Resource Management Act	Secondary to Designation SWDC-S-02 Martinborough Transfer Station
Conditions	No
Additional information	Notice of Requirement for a new designation

<b>SWDC-S-27: Donald Creek wastewater pumping station</b>	
Designation unique identifier	SWDC-S-27
Designation purpose	Operation, maintenance, and improvement of a wastewater pump station
Site identifier	Donald Street, Featherston Road reserve 1795747.57; 5445014.47 NZTM
Lapse date	11 October 2028
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Notice of Requirement for a new designation

### **TPR – Transpower New Zealand Limited**

<b>TPR-S-01: Greytown Substation</b>	
Designation unique identifier	TPR-S-01
Designation purpose	Electricity substation
Site identifier	324 Bidwills Cutting Road, Morrisons Bush Section 1 SO 20659
Lapse date	Given effect to (i.e. no lapse date)

# 791

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover with modification to address and boundary. Formerly designation Ds081.

## **Appendix 1: Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Statutory Acknowledgement**

### **Statutory Areas**

#### **Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Claims Settlement Act 2022**

#### **1. Statutory acknowledgement by the Crown –**

The Crown acknowledges the statements of association for the statutory areas.

#### **2. Purposes of statutory acknowledgement –**

The only purposes of the statutory acknowledgement are –

- a. to require relevant consent authorities, the Environment Court, and Heritage New Zealand Pouhere Taonga to have regard to the statutory acknowledgement, in accordance with sections 30 to 32; and
- b. to require relevant consent authorities to record the statutory acknowledgement on statutory plans that relate to the statutory areas and to provide summaries of resource consent applications or copies of notices of applications to the trustees, in accordance with sections 33 and 34; and
- c. to enable the trustees and any member of Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua to cite the statutory acknowledgement as evidence of the association of Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua with a statutory area, in accordance with section 35.

#### **3. Relevant consent authorities to have regard to statutory acknowledgement –**

- a. This section applies in relation to an application for a resource consent for an activity within, adjacent to, or directly affecting a statutory area.
- b. On and from the effective date, a relevant consent authority must have regard to the statutory acknowledgement relating to the statutory area in deciding, under section 95E of the Resource Management Act 1991, whether the trustees are affected persons in relation to the activity.
- c. Subsection (2) does not limit the obligations of a relevant consent authority under the Resource Management Act 1991.

#### 4. Environment Court to have regard to statutory acknowledgement –

- a. This section applies to proceedings in the Environment Court in relation to an application for a resource consent for an activity within, adjacent to, or directly affecting a statutory area.
- b. On and from the effective date, the Environment Court must have regard to the statutory acknowledgement relating to the statutory area in deciding, under section 274 of the Resource Management Act 1991, whether the trustees are persons with an interest in the proceedings greater than that of the general public.
- c. Subsection (2) does not limit the obligations of the Environment Court under the Resource Management Act 1991.

#### 5. Heritage New Zealand Pouhere Taonga and Environment Court to have regard to statutory acknowledgement –

- a. This section applies to an application made under section 44, 56, or 61 of the Heritage New Zealand Pouhere Taonga Act 2014 for an authority to undertake an activity that will or may modify or destroy an archaeological site within a statutory area.
- b. On and from the effective date, Heritage New Zealand Pouhere Taonga must have regard to the statutory acknowledgement relating to the statutory area in exercising its powers under section 48, 56, or 62 of the Heritage New Zealand Pouhere Taonga Act 2014 in relation to the application.
- c. On and from the effective date, the Environment Court must have regard to the statutory acknowledgement relating to the statutory area –
  - i. in determining whether the trustees are persons directly affected by the decision; and
  - ii. in determining, under section 59(1) or 64(1) of the Heritage New Zealand Pouhere Taonga Act 2014, an appeal against a decision of Heritage New Zealand Pouhere Taonga in relation to the application.
- d. In this section, **archaeological site** has the meaning given in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014.

#### 6. Recording statutory acknowledgement on statutory plans –

- a. On and from the effective date, each relevant consent authority must attach information recording the statutory acknowledgment to all statutory plans that wholly or partly cover a statutory area.
- b. The information attached to a statutory plan must include –
  - i. a copy of sections 28 to 32, 34, and 35; and
  - ii. descriptions of the statutory areas wholly or partly covered by the plan; and
  - iii. the statement of association for each statutory area.

- c. The attachment of information to a statutory plan under this section is for the purpose of public information only and, unless adopted by the relevant consent authority as part of the statutory plan, the information is not –
  - i. part of the statutory plan; or
  - ii. subject to the provisions of Schedule 1 of the Resource Management Act 1991.

#### **7. Provision of summary or notice to trustees –**

- a. Each relevant consent authority must, for a period of 20 year on and from the effective date, provide the following to the trustees for each resource consent application for an activity within, adjacent to, or directly affecting a statutory area:
  - i. if the application is received by the consent authority, a summary of the application; or
  - ii. if notice of the application is served on the consent authority under section 145(10) of the Resource Management Act 1991, a copy of the notice.
- b. A summary provided under subsection (1)(a) must be the same as would be given to an affected person by limited notification under section 95B(4) of the Resource Management Act 1991 or as may be agreed between the trustees and the relevant consent authority.
- c. The summary must be provided –
  - i. as soon as reasonably practicable after the relevant consent authority receives the application; but
  - ii. before the relevant consent authority decides under section 95 of the Resource Management Act 1991 whether to notify the application.
- d. A copy of a notice must be provided under subsection (1)(b) not later than 10 working days after the day on which the consent authority receives the notice.
- e. The trustees may, by written notice to a relevant consent authority, –
  - i. waive the right to be provided with a summary or copy of a notice under this section; and
  - ii. state the scope of that waiver and the period it applies for.
- f. This section does not affect the obligation of a relevant consent authority to decide, –
  - i. under section 95 of the Resource Management Act 1991, whether to notify an application;
  - ii. under section 95E of that Act, whether the trustees are affected persons in relation to an activity.

#### **8. Use of statutory acknowledgement –**

- a. The trustees and any member of Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua may, as evidence of the association of Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua with a statutory area, cite the statutory acknowledgement that relates to that

area in submissions concerning activities within, adjacent to, or directly affecting the statutory area that are made to or before –

- i. the relevant consent authorities; or
  - ii. the Environment Court; or
  - iii. Heritage New Zealand Pouhere Taonga; or
  - iv. The Environmental Protection Authority or a board of inquiry under Part 6AA of the Resource Management Act 1991.
- b. The content of a statement of association is not, by virtue of the statutory acknowledgement, binding as fact on –
- i. the bodies referred to in subsection (1); or
  - ii. parties to proceedings before those bodies; or
  - iii. any other person who is entitled to participate in those proceedings.
- c. However, the bodies and persons specified in subsection (2) may take the statutory acknowledgement into account.
- d. To avoid doubt, –
- i. the trustees and the members of Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua may state that Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua has an association with a statutory area that is not described in the statutory acknowledgement; and
  - ii. the content and existence of the statutory acknowledgement do not limit any statement made.

## Schedule 2

### Statutory areas

#### Part 1

Area subject only to statutory acknowledgement

Statutory area	Location
Coastal marine area within the area of interest	As shown on OTS-203-02

#### Part 2

Areas subject to both statutory acknowledgement and deed of recognition

Statutory area	Location
Arete (hill)	As shown on OTS-203-03
Carter Scenic Reserve	As shown on OTS-203-04
Lowes Bush Scenic Reserve	As shown on OTS-203-05
Mount Hector (peak)	As shown on OTS-203-06
Oumakura Scenic Reserve	As shown on OTS-203-07
Pahaoa Scientific Reserve	As shown on OTS-203-08
Rewa Bush Conservation Area	As shown on OTS-203-09
Remutaka Forest Park within the area of interest	As shown on OTS-203-10
Rocky Hills Sanctuary Area	As shown on OTS-203-11



## Statement of Association

Coastal Marine Area (as shown on deed plan OTS-203-02)

Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua ("Ngāti Kahungunu") are better known today as:

1. Ngāti Kahungunu ki Wairarapa; and
2. Ngāti Kahungunu ki Tāmaki nui-a-Rua.

Ngāti Kahungunu trace their ancestry and connection to the coastal marine area from Tautāne to Turakirae from the earliest inhabitants through to the successive waves of Ngāti Kahungunu migrations into the District.

Ngāti Kahungunu migrations into Wairarapa and Tāmaki nui-a-Rua were generally peaceful and achieved through "tuku" whereby land was gifted by the local inhabitants in return for tangible objects such as waka. This led to local inhabitants migrating whilst others remained and intermarriage ensued with protection given by the migrants. On occasion where there was resistance to Ngāti Kahungunu overtures, our ancestors simply took the land, describing this in the Native Land Court as giving the land "mana".

The three Ngāti Kahungunu hapū karanga synonymous with the coastal marine area are:

1. Te Hika o Pāpāuma;
2. Ngāi Tūmapūhia-ā-Rangī; and
3. Ngāti Hinewaka.

These hapū were and continue to be seen today as tuturu hapū of Ngāti Kahungunu.

On arrival of the sacred waka "Tākitimu" to Rangiwahakaoma (Castlepoint), there alighted one of the most famed tohunga on the waka, none other than Tūpai, who when he set up his whare wananga taught Rongokako, the son of Tamatea Arikini, the rangatira of Tākitimu.

The district of Wairarapa ki Tāmaki nui-a-Rua in the 19th Century was known as "Te Rohe o Rongokako", an acknowledgement of our Ngāti Kahungunu whakapapa history.

Ngāti Kahungunu occupied numerous pā and kāinga along the length of the coastal marine area from Tautane (where the headstone of a celebrated Ngāti Kahungunu chief is) to Turakirae which following the inter-iwi wars in the late 1830's became the south Western boundary for Ngāti Kahungunu.

Ngāti Kahungunu's interests along the coastal marine area are through traditional rights of whakapapa and occupation as descendants of Ngāti Kahungunu.

Ngāti Kahungunu are the kaitiaki for urupā all along the coastal marine area, some of which are in continued use today.

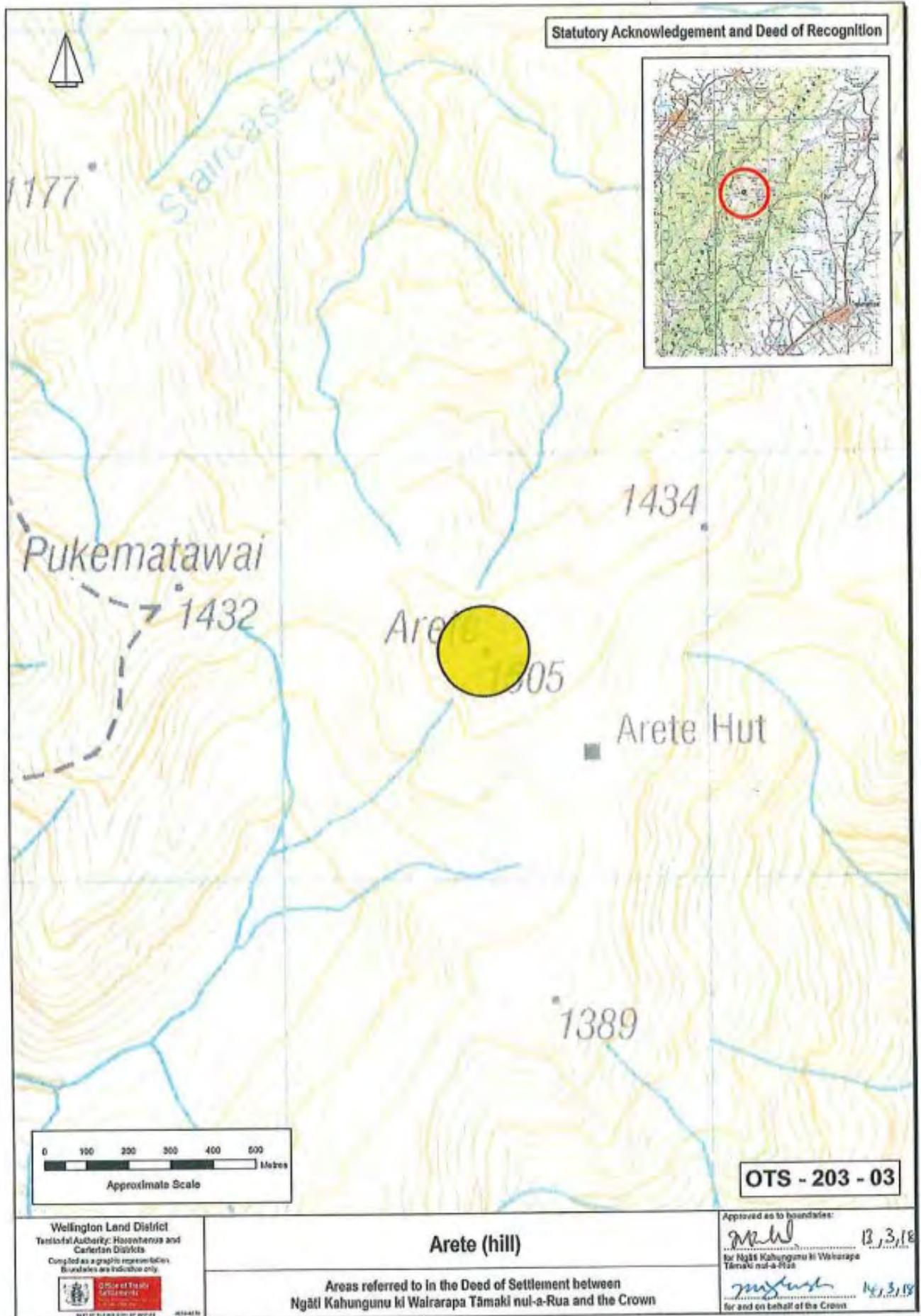
As previously stated, Ngāti Kahungunu had fought significant battles with the previous inhabitants from whom they took their mana by virtue of "Te Ringa Kaha"...the strong hand.

These battles such as at Wainui where Te Whatuiāpiti and his war party of Ngāti Kahungunu warriors defeated their opponents to the extent that the river ran red with their blood are still recounted today.

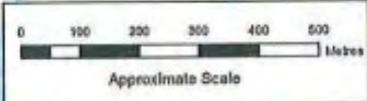
Other battles took place further south at Aohanga at Pā Kōwhai and at Mātaikonā at Awapiripiri Pā where Te Hika o Pāpāuma defeated the original inhabitants to claim the mana over the land. For Ngāti Kahungunu these are the historical kōrero handed down to a new generation from an older one.

Defining kōrero such as this explain why the coastal marine area is of such paramount significance to Ngāti Kahungunu and continues to be so.

Ngāti Kahungunu not only claims a customary right within the coastal marine area, but a continuous occupation right.



Statutory Acknowledgement and Deed of Recognition



OTS - 203 - 03

Wellington Land District  
 Teitiohaki Authority: Hoonahenua and  
 Carterton Districts  
 Compiled as a graphic representation  
 Boundaries are indicative only

Arete (hill)

Areas referred to in the Deed of Settlement between  
Ngāi Kahungunu ki Waierapa Tāmaki nui-a-Rua and the Crown

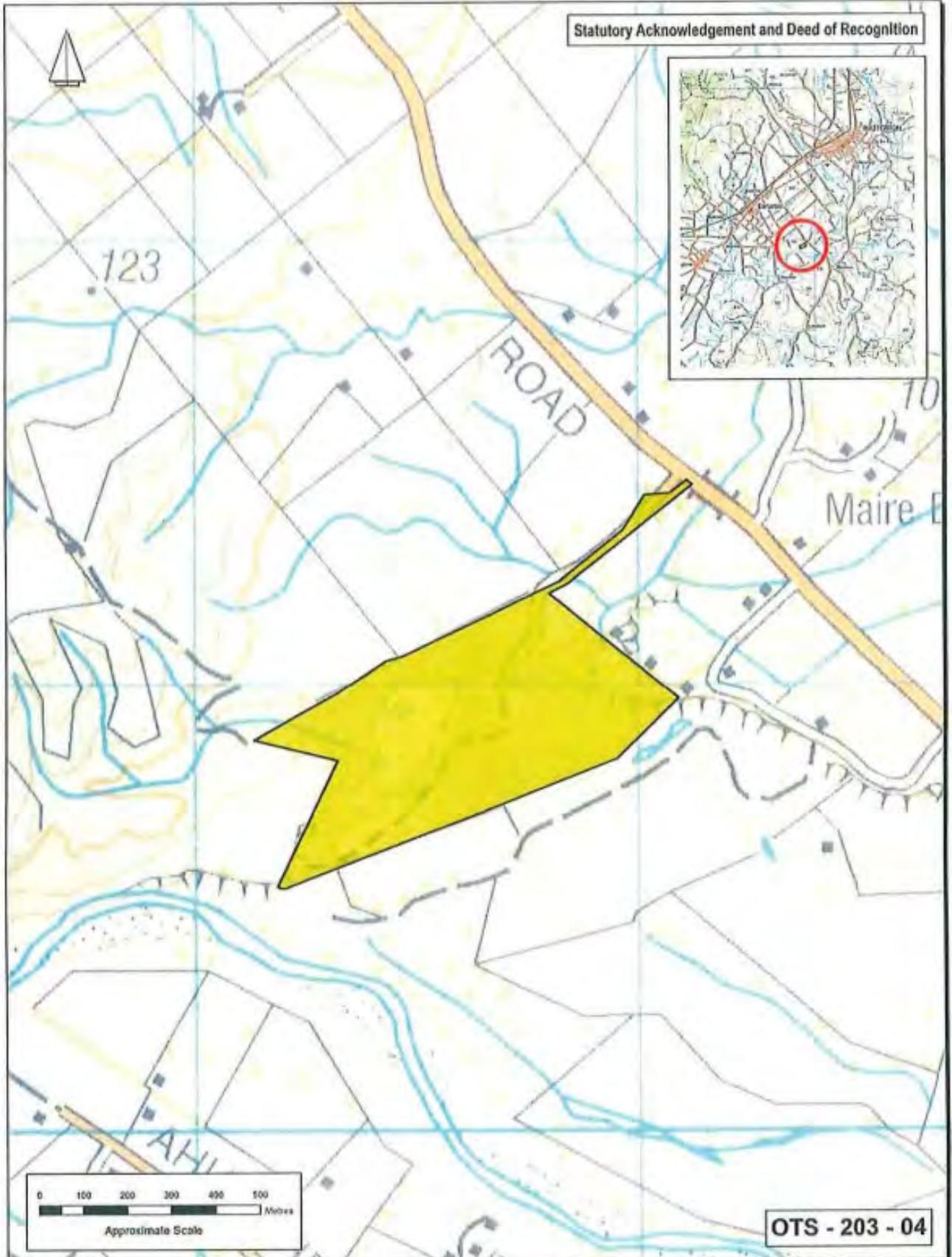
Approved as to boundaries:  
*[Signature]* 13, 3, 18  
 for Ngāi Kahungunu ki Waierapa  
 Tāmaki nui-a-Rua  
*[Signature]* 14, 3, 18  
 for and on behalf of the Crown

## **Statement of Association**

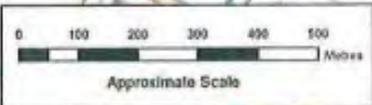
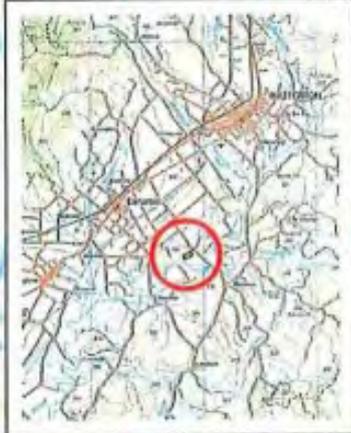
Ārete (hill) (as shown on deed plan OTS-203-03)

The headwaters of the Ruamahanga are in the Tararua Range near Ārete and the river meanders across the eastern side of the plains, building them up through deposits of gravels and silt, before entering the sea via the southern lake system. This maunga or mountain is also known as Hanga-o-Hiatangata. Hiatangata is the mother of Muretu the eponymous ancestor of the hapū Ngāti Muretu, a strong hapū of Ngāti Kahungunu.

The boundaries established by Tutepakihirangi included the Tararua Range and Ārete where he stated that where the water flows into the Wairarapa is land for the people of the Wairarapa. These boundaries were established as the peace made through a kawenata between Ngāti Kahungunu and other iwi after the musket wars in 1841. This boundary setting established the lands for the Ngāti Kahungunu Ki Wairarapa people and their safe return from refuge in Nukutaurua.



Statutory Acknowledgement and Deed of Recognition



OTS - 203 - 04

Wellington Land District  
 Territorial Authority: Carterton District  
 Compiled as a graphic representation  
 Boundaries are indicative only



**Carter Scenic Reserve**

Areas referred to in the Deed of Settlement between  
Ngāti Kahungunu ki Waikarapa Tāmaki nui-a-Rua and the Crown

Approved as to boundaries:  
*[Signature]* 13/3/18  
 for Ngāti Kahungunu ki Waikarapa  
 Tāmaki nui-a-Rua  
*[Signature]* 13/3/18  
 for and on behalf of the Crown

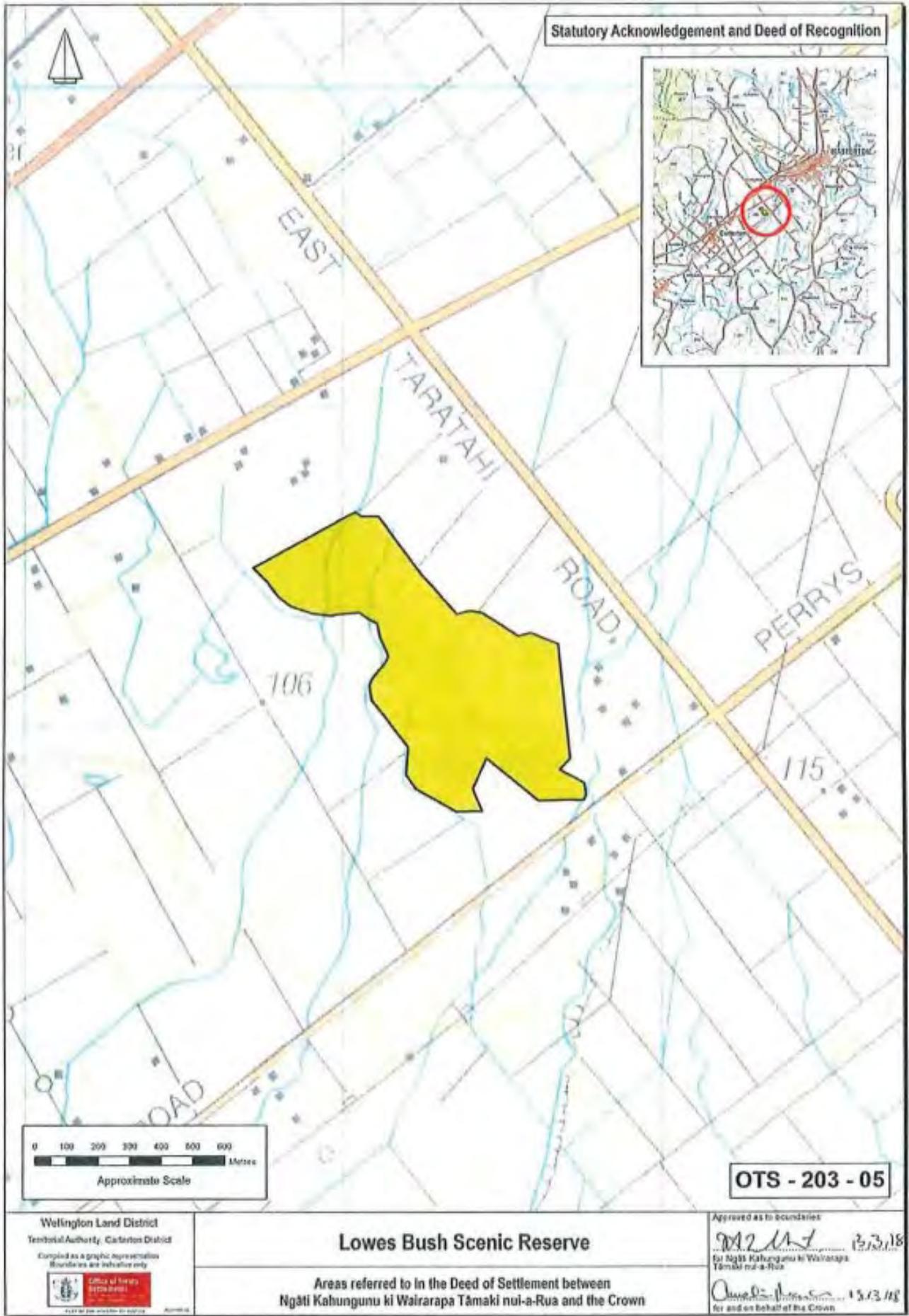
**Statement of Association**

Carter Scenic Reserve (as shown on deed plan OTS-203-04)

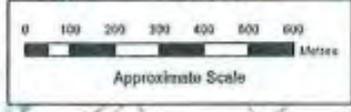
This wetland is a part of the traditional Taratahi lands of Ngāti Kahungunu. The wetlands of the Wairarapa are a significant land feature for Ngāti Kahungunu because they are a key area for indigenous flora and fauna and mahinga kai. The traditional connection of Ngāti Kahungunu to what is now Carter Scenic Reserve is evidenced by the creation of eel fishing reserves when the surrounding land was alienated in the early 1850s.

This site is a part of the block of land traditionally known as Wairākau. It is famed as the place the kaihautu of the Tākitimu waka came to from Pāhāoa. While he constructed a garden on the lands bordering the wetland, this was the place where he brought a kaitiaki for the Tākitimu, Parakaiti, a taniwha. When the captain of the waka left, the taniwha remained and has become the kaitiaki for this area.

Through the province of Wairarapa there are fewer than five percent of wetlands left, so maintaining Carter Scenic Reserve is important, especially with respect to habitat for indigenous fauna. Ngāi Tāneroa and associated Ngāti Kahungunu hapū, and their marae, Hurunui-a-Rangi, are tangata whenua here and have enjoyed a long connection to this wetland.



Statutory Acknowledgement and Deed of Recognition



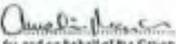
OTS - 203 - 05

Wellington Land District  
 Territorial Authority, Capital City District  
 Compiled as a graphic representation  
 Boundaries are indicative only



**Lowes Bush Scenic Reserve**

Areas referred to in the Deed of Settlement between  
 Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua and the Crown

Approved as to boundaries  
 13/3/18  
 for Ngāti Kahungunu ki Wairarapa  
 Tāmaki nui-a-Rua  
 13/3/18  
 for and on behalf of the Crown

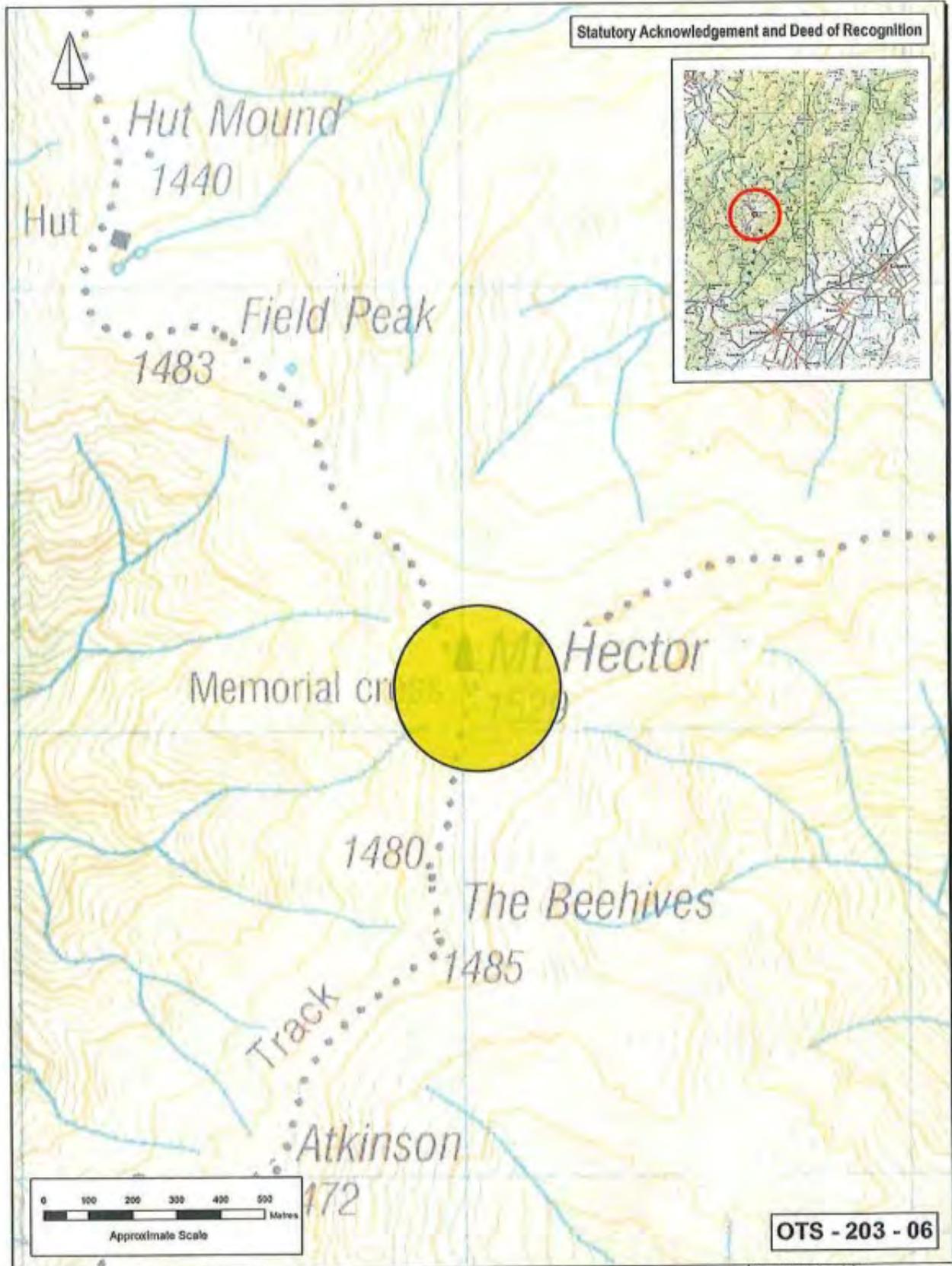
## **Statement of Association**

Lowes Bush Scenic Reserve (as shown on deed plan OTS-203-05)

This repo is a part of the traditional Taratahi lands of Ngāti Kahungunu. Lowes Bush Scenic Reserve and the wider wetlands are a key area for indigenous flora and fauna and mahinga kai. The traditional connection of Ngāti Kahungunu to what is now Lowes Bush Scenic Reserve is evidenced by the creation of eel fishing reserves when the surrounding land was alienated in the early 1850s.

Lowes Bush Scenic Reserve has some of the best examples of indigenous flora, especially Kahikatea, and the preservation of these trees is a focus for Ngāti Kahungunu and the community in this area. This repo is important because of its relatively northern location where there are even fewer wetlands than the southern lakes' area of Wairarapa Moana.

The marae community that includes Lowes Bush Scenic Reserve in their whenua tawhito (traditional lands) is Hurunui-o-Rangi and the hapū from that marae and for that land is Ngāi Tāneroa. Hurunui-o-Rangi is associated with Ngāti Kahungunu through whakapapa and tikanga, including the powhiri process. Ngāi Tāneroa has a whakapapa association with Ngāti Kahungunu through Kahungunu's uncle, Uhenga Ariki who was the husband of Tāneroa.



Wellington Land District  
Territorial Authority: Kapiti Coast  
and South Wairarapa Districts  
Compiled as a graphic representation.  
Boundaries are not covenants only.

**Mount Hector (peak)**

Areas referred to in the Deed of Settlement between  
Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua and the Crown

Approved as to boundaries:

*[Signature]* 12/3/18  
for Ngāti Kahungunu ki Wairarapa  
Tāmaki nui-a-Rua

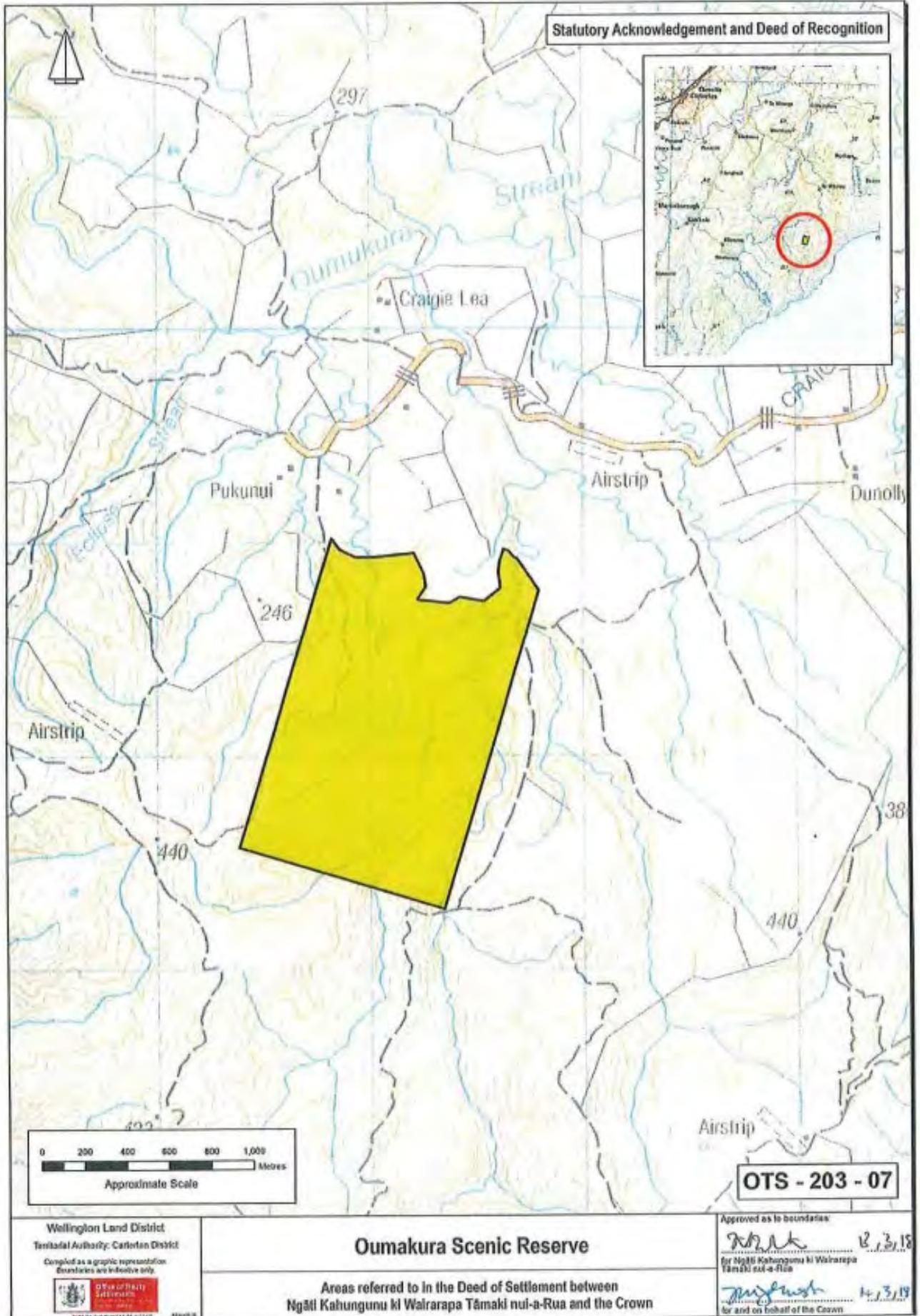
*[Signature]* 14/3/18  
for and on behalf of the Crown

## **Statement of Association**

Mount Hector (peak) (Pukemoumou) (as shown on deed plan OTS-203-06)

Mount Hector is a maunga in Tararua Range of significance to Ngāti Kahungunu. It is located on a traditional trail used as a means of communication and trade across the range to Manawatū District and also while hunting and gathering mahinga kai.

It is also on the ridgeline demarcating a more recent boundary created in 1839 by Ngāti Kahungunu and the iwi occupying Te Whanganui-a-Tara after several years fighting. This solemn peace described the boundary as "the waters that flow west are for you to drink and the waters flowing east will be for us to drink". Thus, Ngāti Kahungunu was able to return and re-occupy their lands in the Wairarapa.



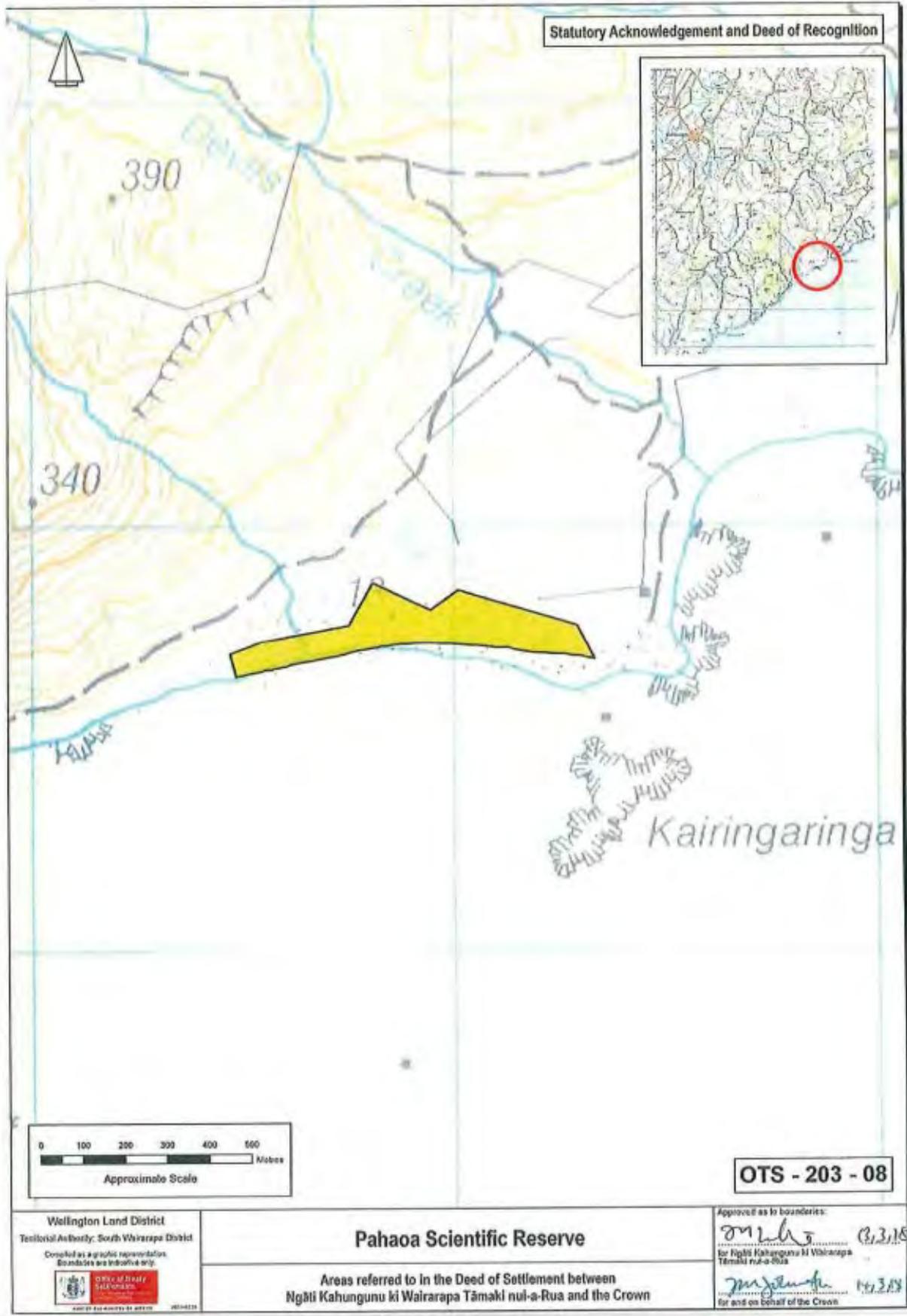
**Statement of Association**

Ōumakura Scenic Reserve (as shown on deed plan OTS-203-07)

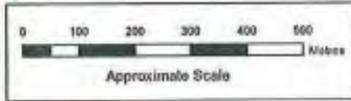
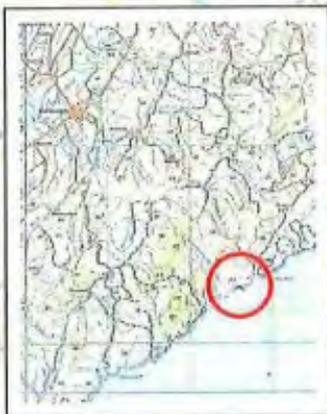
Ōumakura Scenic Reserve is a bush area near the coast with several species of native flora and fauna of importance to Ngāti Kahungunu for mahinga kai, rongoā and other uses present. Ōumakura is a significant Ngāti Kahungunu pā and occupation site, located in the hills between the closely occupied Waikekeno lands on the coast and the Ngā Waka a Kupe blocks inland and is traversed by the Umukuri Stream.

Ōumakura is part of the land given to Ngāti Kahungunu rangatira Māhanga-pūhua in exchange for the waka on which Māhanga-pūhua and his people had travelled from Hawke's Bay. This led to several Ngāti Kahungunu hapū coming to occupy the eastern coastal Wairarapa area. Ngāti Kahungunu hapū Ngāti Mahu and Ngāti Te Kawekairangi consider their association to this area was recognised when a reserve was set aside for Ngāti Kahungunu just a short distance east at Waikekeno in 1855.

Whilst the coastal pā such as at Waikekeno offered access to the abundant seafood resources and horticultural land where kūmera and other foods could be grown, Ōumakura provided these Ngāti Kahungunu hapū with the forest bounty and also the pathways further into the interior and further forest and freshwater resources.



Statutory Acknowledgement and Deed of Recognition



OTS - 203 - 08

Wellington Land District  
 Teitokiri Authority, South Wairarapa District  
 Compiled as a graphic representation  
 Boundaries are indicative only.

**Pahaoa Scientific Reserve**

Areas referred to in the Deed of Settlement between  
 Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua and the Crown

Approved as to boundaries:  
  
 for Ngāti Kahungunu ki Wairarapa  
 Tāmaki nui-a-Rua  
  
 for and on behalf of the Crown

## Statement of Association

Pāhāoa Scientific Reserve (as shown on deed plan OTS-203-08)

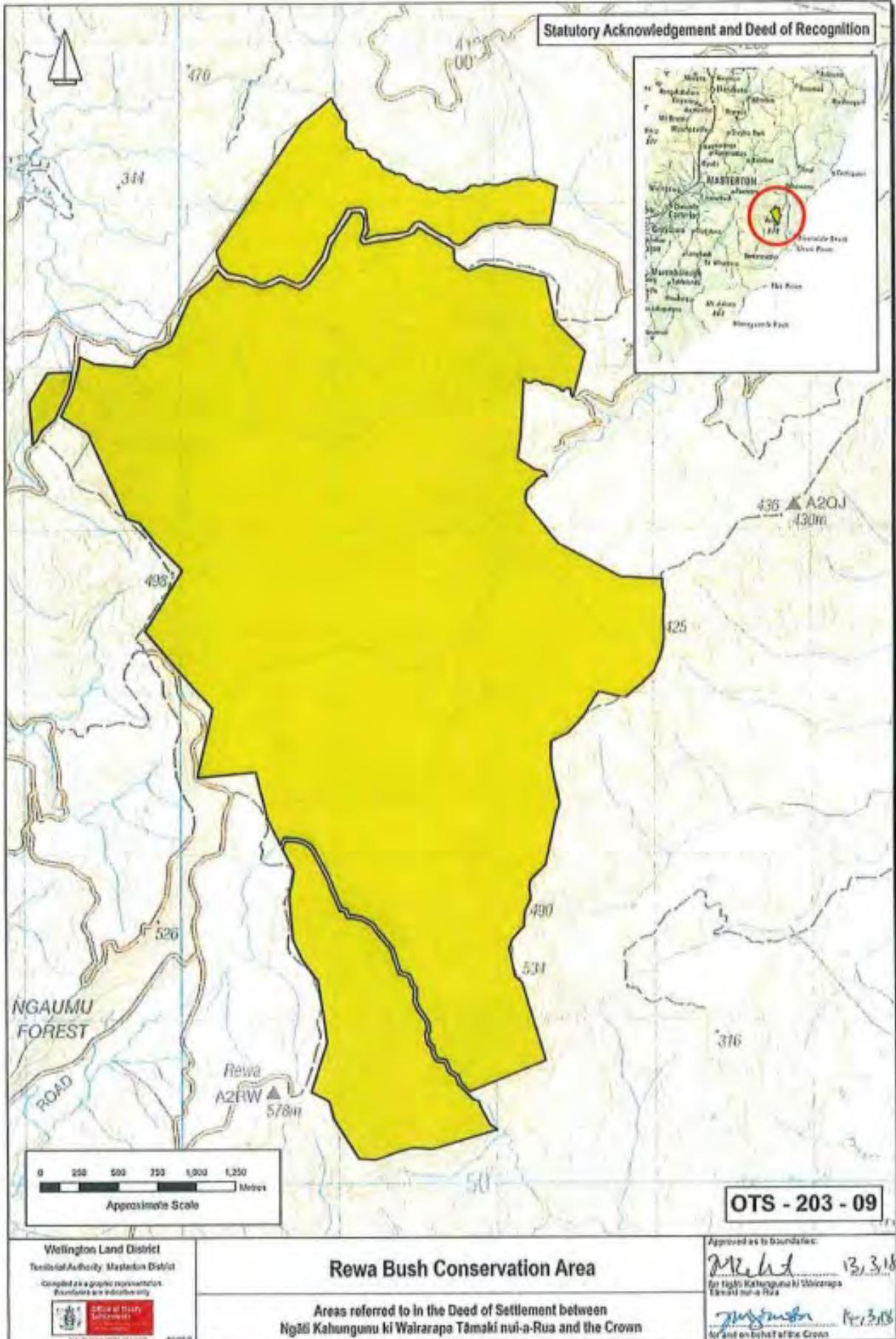
Pāhāoa Scenic Reserve is situated on the coast a little over one kilometre south of the Pāhāoa River mouth. The reserve's sand dunes are habitat to one of the few remaining places on the South Wairarapa coast where pīngao plants grow reasonably well. Pīngao is highly prized for weaving.

Pāhāoa has significant historical and cultural significance to tangata whenua. Kupe left his nephew Rerewhakaitu near Pāhāoa and he is represented in the form of a large upright rock signalling to divers a place of abundant kai moana. It is also how the Rerewhakaitu Stream gets its name. Ngārarahuarau, a taniwha from Waimārama who travelled in search of his sister, Parakuiti, caught her scent at Pāhāoa and travelled up the river.

Pāhāoa is part of the land given to Ngāti Kahungunu rangatira Māhanga-pūhua in exchange for the waka on which Māhanga-pūhua and his people had travelled from Hawke's Bay. This led to several Ngāti Kahungunu hapū coming to occupy the eastern coastal Wairarapa area. The gruesome murder of Māhanga-pūhua's mother in this area meant that the peace agreed to by Ngāti Kahungunu was a significant compromise for peace. These events show the significance as maumahara or memorial for Ngāti Kahungunu.

Ngāti Kahungunu hapū Ngāti Rongomaiaia and Ngāti Te Aokino consider their association to this area was recognised when a reserve was set aside a Pāhāoa for Ngāti Kahungunu in 1855.

The Pāhāoa area is one of intensive Ngāti Kahungunu and earlier iwi settlement. The two pā sites above the reserve and the many stone rows, stone mounds, pits, midden, pā, urupā, and terraces in the vicinity reflect the high cultural value of this coastal land, providing access to abundant kai moana, good soil and growing conditions for gardening, and the river provided important access to inland mahinga kai and forests.



## Statement of Association

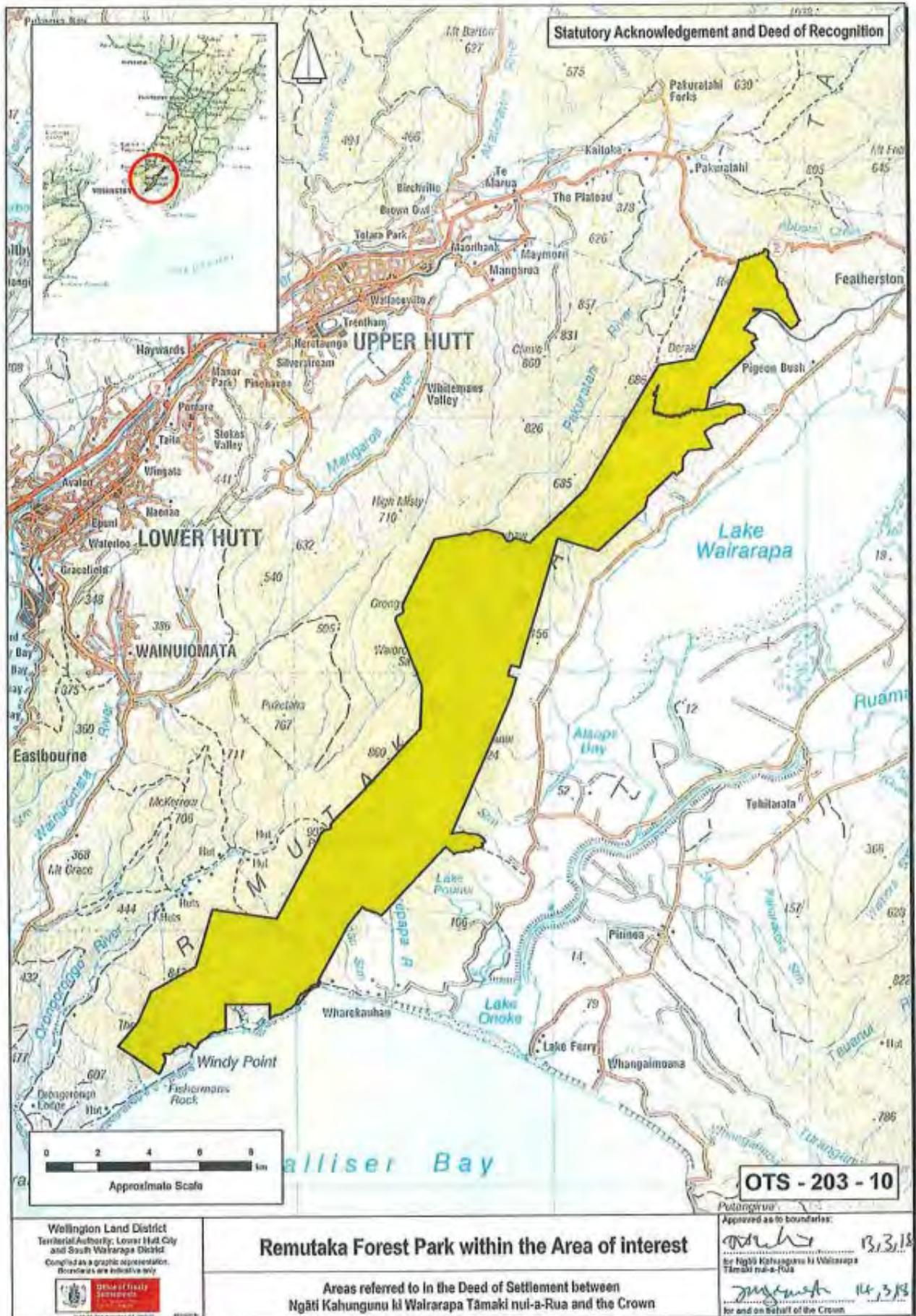
Rewa Bush Conservation Area (as shown on deed plan OTS-203-09)

This forest remnant is of great significance to Ngāti Kahungunu. The forest and its waterways have always been a valued source of mahinga kai, such as manu (birds), tune (eels), berries, fruit, rongoā, and other resources. To access these vital resources Ngāti Kahungunu maintained a pā site a short distance south. This area also provided an important pathway for inland and coastal hapū of Ngāti Kahungunu.

Rewa Bush Conservation Area also marks a watershed of importance to the iwi. To the north-east it includes the headwaters of the Waihora Stream, a tributary of the Whareama River, and to the west it includes in the headwaters of the Kahumingi stream, a tributary of the Taueru River, and to the south it includes the Motuwairaka (Motuwaiureka) Stream; all being waterways of great cultural and spiritual significance to Ngāti Kahungunu hapū Ngāi Tūmapūhia-ā-Rangi.

The Whareama leads out to one of Ngāti Kahungunu's crayfish spawning places, Waimīmiha. The Taueru is an ara tawhito (an ancient pathway) from the Ruamahanga and then crossing over here to streams leading out to the coast along the Whareama River and the Motuwairaka River. The Motuwairaka River leads out to the sea at what is now known as Riversdale, a very productive stretch on our coastline.

The pā just south of the Rewa Bush Conservation Area was likely a taupahī (seasonal resting place) site where coastal hapū worked to gather kai. While it is near an awa from the Rewa Bush site, taupahī were located by water sites that could support many people, as people would live there for at least three months. From this pā people would extend out into the ngahere to gather food.

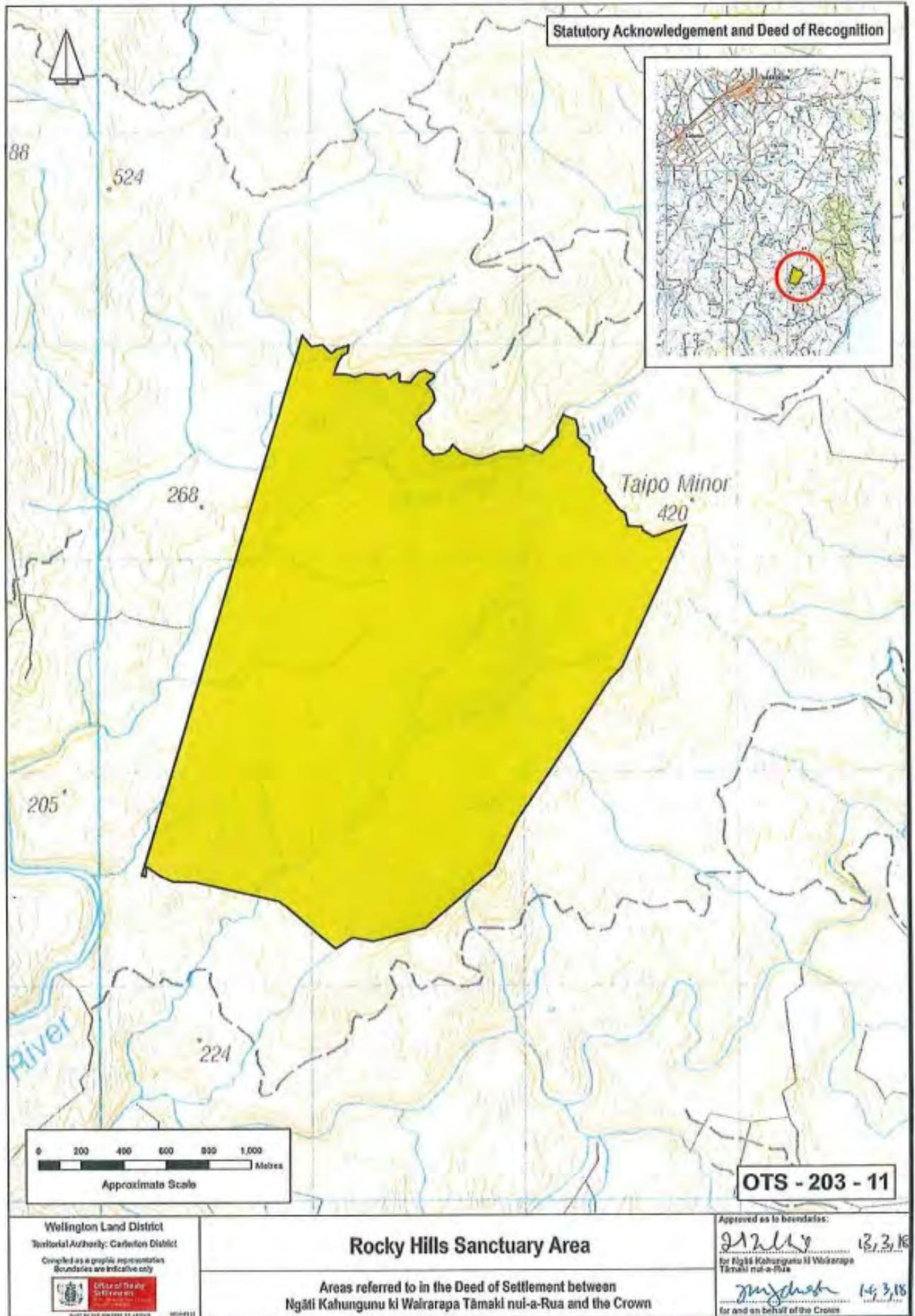


## **Statement of Association**

Remutaka Forest Park (as shown on deed plan OTS-203-10)

The Remutaka Forest Park is a site of considerable importance to Ngāti Kahungunu. Remutaka takes its name from Haunui-a-Nanaia, the son of Popoto, one of the rangatira on the Kurahaupō waka. Haunui is also a descendant of Kupe, the first to discover Aotearoa. Haunui is also the tipuna of Rongomaiwahine, the most celebrated wife of Kahungunu who are the progenitors of the iwi Ngāti Kahungunu. Not only was Haunui responsible for naming Remutaka but he also named Wairarapa and many of the major rivers throughout the Wairarapa valley. There are many significant cultural and historical sites within and alongside the Remutaka Forest Park.

Pā are also present and it has been the site of many battles over the long period of Maori occupation and into the early 19th Century in particular as Ngāti Kahungunu were forced to fight to retain mana over our lands, having lost the lands to the west. The Remutaka Forest Park provides an important part of the landscape where the ridgeline defines the now peaceful boundary between east and west. The waters that flow to the east as laid down in the solemn peace agreement between Ngāti Kahungunu and iwi occupying Te Whanganui-a-Tara are for Ngāti Kahungunu to drink and in the case of the Remutaka Forest Park provides importance sustenance for the flora and fauna of Wairarapa Moana.



## **Statement of Association**

Rocky Hills Sanctuary Area (as shown on deed plan OTS-203-11)

This sanctuary is a forest remnant of great significance to Ngāti Kahungunu. It takes in the headwater of the Waipunga Stream a tributary of the adjacent Wainuioru River and Pāhaoa River.

The settlement of Ngāti Kahungunu in the Wairarapa began with a request for land from Te Rangitāwhanga to his uncle, Te Rerewa, a rangatira of the resident iwi who was about to migrate to Te Waipounamu, which was responded to by a request for several waka. More waka were needed to make the exchange and Ngāti Kahungunu iwi came up the Wainuioru to harvest tōtara. To get these trees down the valley, a dam was formed by the logs so the water building up behind the logs brought energy to push the logs down the Pāhaoa to the coastline. The logs were carved into waka and exchanged for land, including Wairarapa Moana.

These types of hills are known to Ngāti Kahungunu as taipō. A taipō is a tipua and is connected with eeling and the success of the mahinga kai. If Ngāti Kahungunu people were unsuccessful or successful with their eeling the cause was often the taipō. Geologically the taipō was an uplifted feature that included but isn't restricted to sandstone. The sandstone deposits in the Rocky Hills were vital for processing stone implements such as from pounamu utilised throughout the rohe of Ngāti Kahungunu. This was important to Ngāti Kahungunu as an iwi that valued trading.

## **Appendix 2: Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Statutory Acknowledgement**

### **Statutory Areas**

#### **Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Claims Settlement Act 2017**

#### **1. Statutory acknowledgement by the Crown –**

The Crown acknowledges the statements of association for the statutory areas.

#### **2. Purposes of statutory acknowledgement –**

The only purposes of the statutory acknowledgement are –

- a. to require relevant consent authorities, the Environment Court, and Heritage New Zealand Pouhere Taonga to have regard to the statutory acknowledgement, in accordance with sections 30 to 32; and
- b. to require relevant consent authorities to record the statutory acknowledgement on statutory plans that relate to the statutory areas and to provide summaries of resource consent application or copies of notices of application to the trustees, in accordance with sections 33 and 34; and
- c. to enable the trustees and any member of Rangitāne o Wairarapa and Rangitāne o Tamaki nui-ā-Rua to cite the statutory acknowledgement as evidence of the association of Rangitāne o Wairarapa and Rangitāne o Tamaki nui-ā-Rua with a statutory area, in accordance with section 35.

#### **3. Relevant consent authorities to have regard to statutory acknowledgement –**

- a. This section applies in relation to an application for a resource consent for an activity within, adjacent to, or directly affecting a statutory area.
- b. On and from the effective date, a relevant consent authority must have regard to the statutory acknowledgement relating to the statutory area in deciding, under section 95E of the Resource Management Act 1991, whether the trustees are affected persons in relation to the activity.
- c. Subsection (2) does not limit the obligations of a relevant consent authority under the Resource Management Act 1991.

#### 4. Environment Court to have regard to statutory acknowledgement –

- a. This section applies to proceedings in the Environment Court in relation to an application for a resource consent for an activity within, adjacent to, or directly affecting a statutory area.
- b. On and from the effective date, the Environment Court must have regard to the statutory acknowledgement relating to the statutory area in deciding, under section 274 of the Resource Management Act 1991, whether the trustees are persons with an interest in the proceedings greater than that of the general public.
- c. Subsection (2) does not limit the obligations of the Environment Court under the Resource Management Act 1991.

#### 5. Heritage New Zealand Pouhere Taonga and Environment Court to have regard to statutory acknowledgement –

- a. This section applies to an application made under section 44, 56, or 61 of the Heritage New Zealand Pouhere Taonga Act 2014 for an authority to undertake an activity that will or may modify or destroy an archaeological site within a statutory area.
- b. On and from the effective date, Heritage New Zealand Pouhere Taonga must have regard to the statutory acknowledgement relating to the statutory area in exercising its powers under section 48, 56, or 62 of the Heritage New Zealand Pouhere Taonga Act 2014 in relation to the application.
- c. On and from the effective date, the Environment Court must have regard to the statutory acknowledgement relating to the statutory area –
  - i. in determining whether the trustees are persons directly affected by the decision; and
  - ii. in determining, under section 59(1) or 64(1) of the Heritage New Zealand Pouhere Taonga Act 2014, an appeal against a decision of Heritage New Zealand Pouhere Taonga in relation to the application.
- d. In this section, **archaeological site** has the meaning given in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014.

#### 6. Recording statutory acknowledgement on statutory plans –

- a. On and from the effective date, each relevant consent authority must attach information recording the statutory acknowledgement to all statutory plans that wholly or partly cover a statutory area.
- b. The information attached to a statutory plan must include –
  - i. a copy of sections 28 to 32, 34, and 35; and
  - ii. descriptions of the statutory areas wholly or partly covered by the plan; and
  - iii. the statement of association for each statutory area.

- c. The attachment of information to a statutory plan under this section is for the purpose of public information only and, unless adopted by the relevant consent authority as part of the statutory plan, the information is not –
  - i. part of the statutory plan; or
  - ii. subject to the provisions of Schedule 1 of the Resource Management Act 1991.

#### **7. Provision of summary or notice to trustees –**

- a. Each relevant consent authority must, for a period of 20 years on and from the effective date, provide the following to the trustees for each resource consent application for an activity within, adjacent to, or directly affecting a statutory area:
  - i. if the application is received by the consent authority, a summary of the application; or
  - ii. if notice of the application is served on the consent authority under section 145(10) of the Resource Management Act 1991, a copy of the notice.
- b. A summary provided under subsection (1)(a) must be the same as would be given to an affected person by limited notification under section 95B of the Resource Management Act 1991 or as may be agreed between the trustees and the relevant consent authority.
- c. The summary must be provided –
  - i. as soon as is reasonably practicable after the relevant consent authority receives the application; but
  - ii. before the relevant consent authority decides under section 95 of the Resource Management Act 1991 whether to notify the application.
- d. A copy of a notice must be provided under subsection (1)(b) not later than 10 working days after the day on which the consent authority receives the notice.
- e. The trustees may, by written notice to a relevant consent authority, -
  - i. waive the right to be provided with a summary or copy of a notice under this section; and
  - ii. state the scope of that waiver and the period it applied for.
- f. This section does not affect the obligation of a relevant consent authority to decide, -
  - i. under section 95 of the Resource Management Act 1991, whether to notify an application;
  - ii. under section 95E of that Act, whether the trustees are affected persons in relation to an activity.

#### **8. Use of statutory acknowledgement –**

- a. The trustees and any member of Rangitāne o Wairarapa and Rangitāne o Tamaki nui-ā-Rua may, as evidence of the association of Rangitāne o Wairarapa and Rangitāne o Tamaki nui-ā-Rua with a statutory area, cite the statutory

acknowledgement that relates to that area in submissions concerning activities within, adjacent to, or directly affecting the statutory area that are made to or before –

- i. the relevant consent authorities; or
  - ii. the Environment Court; or
  - iii. Heritage New Zealand Pouhere Taonga; or
  - iv. the Environmental Protection Authority or a board of inquiry under Part 6AA of the Resource Management Act 1991.
- b. The content of a statement of association is not, by virtue of the statutory acknowledgement, binding as fact on –
- i. the bodies referred to in subsection (1); or
  - ii. parties proceedings before those bodies; or
  - iii. any other person who is entitled to participate in those proceedings.
- c. However, the bodies and persons specified in subsection (2) may take the statutory acknowledgement into account.
- d. To avoid doubt, -
- i. neither the trustees or members of Rangitāne o Wairarapa and Rangitāne o Tamaki nui-ā-Rua are precluded from stating that Rangitāne o Wairarapa and Rangitāne o Tamaki nui-ā-Rua has an association with a statutory area that is not described in the statutory acknowledgement; and
  - ii. the content and existence of the statutory acknowledgement do not limit any statement made.

## Schedule 1

### Statutory Areas

#### Part 1

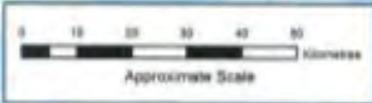
Areas subject only to statutory acknowledgement

<b>Statutory area</b>	<b>Location</b>
Coastal marine area	As shown on OTS-204-03
Ruamahanga River and its tributaries	As shown on OTS-204-05

#### Part 2

Areas subject to both statutory acknowledgement and deed of recognition

<b>Statutory area</b>	<b>Location</b>
Lowes Bush Scenic Reserve	As shown on OTS-204-07
Oumakura Scenic Reserve	As shown on OTS-204-08
Pukeahurangi / Jumbo	As shown on OTS-204-09
Pukeamoamo / Mitre	As shown on OTS-204-10
Rewa Bush Conservation Area	As shown on OTS-204-11



OTS - 204 - 03

Hawke's Bay and Wellington Land Districts  
Regional Councils: Manawatu-Whanganui and Wellington Regions  
Compiled as a public document  
Revisions are indicated only



### Coastal Marine Area

Areas referred to in the Deed of Settlement between  
Rangitane o Wairarapa and Rangitane o Tamaki nui-a-Rua and the Crown

Approved as to boundaries  
 28.7.15  
 for Rangitane o Wairarapa and Rangitane o Tamaki nui-a-Rua  
 28.7.15  
 for and on behalf of the Crown

## Statement of Association

Coastal Marine Area (as shown on deed plan OTS-204-03).

Rangitāne trace their connection to the coastal marine area from Te Aho a Maui (Cape Turnagain) to Turakirae back to the earliest Māori ancestors. The archaeological sites of early Māori coastal settlement, such as those in Palliser Bay, date from the period of Rangitāne occupation. Traditionally, Rangitāne maintained their ancestral relationship with the coastal area for at least 28 generations through migrations to seasonal fishing camps, and knowledge of ancestral relationships and usage rights. The associations to the coastal marine area outlined below include the interests of Te Hika o Pāpāuma.

Te Aho a Maui is the ancestral name for Cape Turnagain on the Wairarapa coastline. The name means 'Maui's fishing line', which is part of the well known story of Maui and his brothers fishing up the land mass now known as the North Island. Further north, Te Matau a Maui, sometimes referred to as Te Kauae a Maui, (Cape Kidnappers) is the hook used by Maui, and the coastline running south is his line. The bend in the line at Cape Turnagain is seen as representing where the line was held. Rangitāne consider Maui to be an important ancestor. Rangitāne's mother was from Te Aitanga-a-Kupe, who were descended from Maui. One of the Rangitāne fishing grounds offshore from Te Aho a Maui was called Poroporo.

The next important ancestor was the great voyager Kupe. When he came to Rangiwahakaoma (Castlepoint), he battled the octopus Te Wheke o Maturangi, which had hidden in a cave in the reef below the lighthouse. The cave is known as Te Ana o te Wheke o Maturangi. Kupe also settled the Kawakawa (Palliser Bay) area. The next explorer was Whātonga, the grandfather of Rangitāne, who settled for a time at Rangiwahakaoma, where he built a pā called Matirie on the site of the current lighthouse. Rangiwahakaoma has always been an important location for Rangitāne. The lagoon made a natural sheltered stopping point for travelers along the Eastern coastline, where they could replenish food and water supplies. Rangiwahakaoma has a long history of Rangitāne occupation and resource use. There are a number of traditional fishing grounds off the coast at Rangiwahakaoma.

There are numerous places along the length of the coastline where Rangitāne had permanent and seasonal occupational sites. Beach-side kāinga were used as a base to harvest koura, inanga, kina, pāua, oysters and other shellfish, shark and other fish species. The beaches were used as location to dry and/or smoke the harvest which was then stored and could be traded or taken to inland settlements. The locations used by Rangitāne hapū for occupation and coastal resource use include: Tautāne, Wainui, Akitio, Owhanga, Mātaikona, Whakataki, Rangiwahakaoma, Outhaumi, Waimimiha, Whareama, Oruhi, Motukairangi, Uruti, Okautete, Kaihoata, Te Ununu, Waikekeno, Pukaroro, Te Awaiti, Matakītaki, Ngāwihi, Te Kawakawa (Palliser Bay), and Ōnoke Moana.

Rangitāne have many wāhi tapu along the coastal area. It was traditional for sand dunes to be used for burials, and urupā can be found along the coastline. One such urupā area is the sandhills at Ocean Beach, north of Rangiwahakaoma, where kōiwi and other artifacts are exposed from time to time. Rangitāne were involved in a number of battles at coastal pā, such as Oruhi at Whareama. Battles took place on the beaches and foreshore, where

tupuna were killed. Another wāhi tapu is the large rock on the foreshore at Matāikona, Te Rerenga o Te Aohuruhuru, where Aohuruhuru leapt to her death after being shamed by her husband. Rangitāne o Wairarapa and Rangitāne o Tamaki nui-ā-Rua commemorate locations where drowning's have occurred. In some dangerous fishing and swimming spots, there is kōrero about taniwha who live below the water who drag swimmers, divers or fishermen to their deaths. For example, a taniwha is said to live under a rock at the mouth of the Owahanga River. The taniwha serves as a warning against the strong currents which can drag swimmers underneath the rock and into the jaws of the taniwha.

Similarly, the octopus Muturangi is said to be responsible for drownings on the reef at Rangiwakaoma.

The coastal marine area is of strong significance for Rangitāne people. Whilst most of the kōrero here connects to the landward area, the fishing rohe of Rangitāne extended many miles out to sea and Rangitāne tūpuna intimately knew the nature of the underwater terrain and fishing grounds offshore. Their interests extended well below the sight of land. Te Rua Hikurangi which runs the length of the East Coast is a significant feature. Being a deep undersea trench, it brought many deep sea species close in to shore. It was also a migratory route for mammals, koura and tuna (inanga).

While there were many tuku arrangements between Rangitāne and other non-Rangitāne hapū/iwi, Rangitāne maintain their customary rights and interests along their coastal area.



### Statement of Association

Ruamahanga River and its tributaries (as shown on deed plan OTS-204-05).

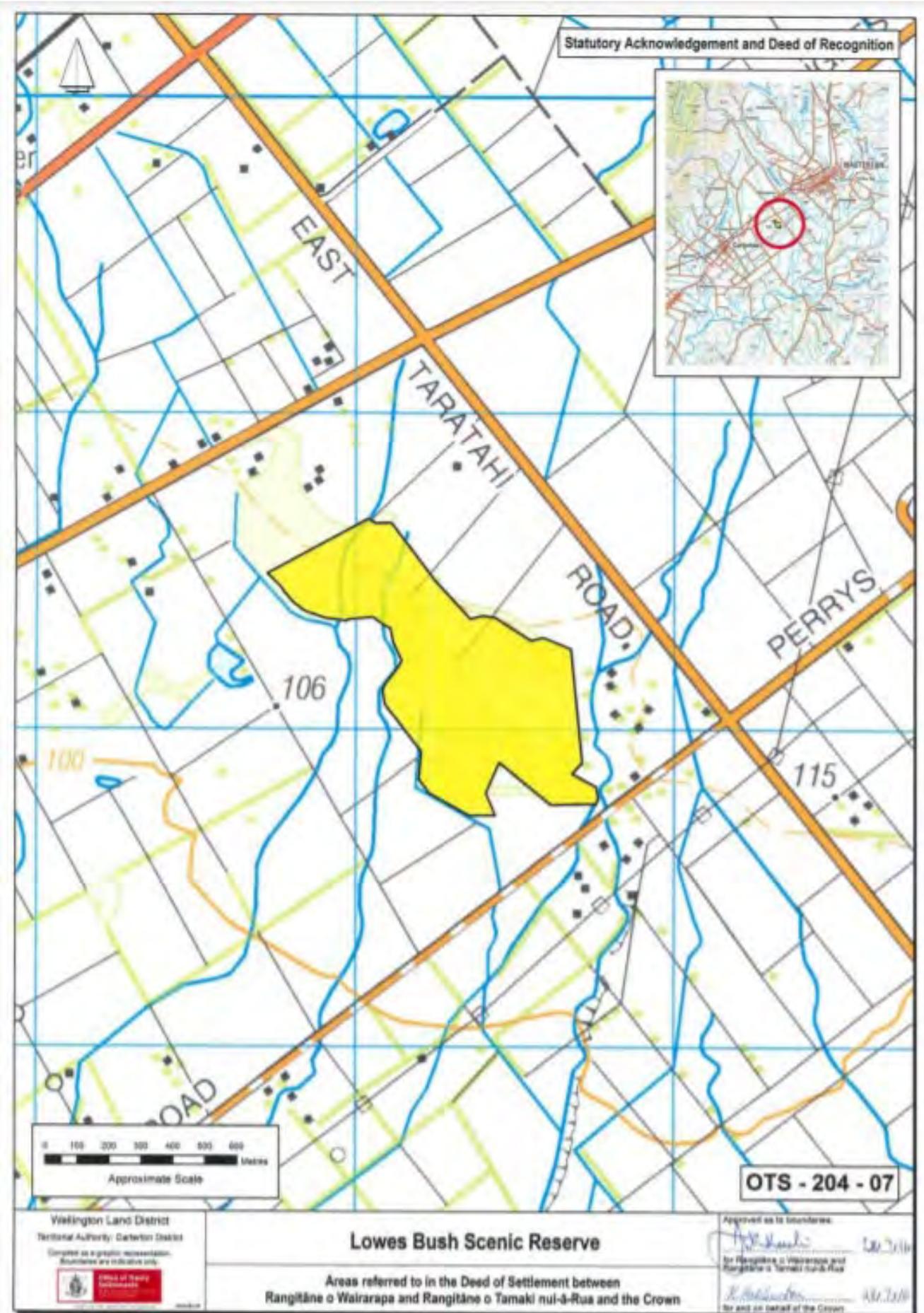
Ruamahanga River is the most significant river in the South Wairarapa District and runs from its source in the northern Tararua Ranges, south through the Wairarapa plains to Lake Wairarapa, and out to the sea at Palliser Bay. All of the main valley rivers run into it including the Kopuaranga, Waipoua, Waingawa, Tauweru, Waiohine and the Huangarua. For Rangitāne o Wairarapa, the river is an ancestral waterway, which many hapū refer to as their awa in their pepeha. The waters of the river are seen as the blood which flows through the veins of Papatūānuku, the earth mother. The waters are referred to as 'Te Wai Ora', (the life giving water), which is important for maintaining the health and well-being of all life forms.

The river was one of the landmarks named by Rangitāne ancestor, Haunui a Nanaia on his return journey through the Wairarapa. When he came to the river he found two birds in the fork of a tree, rua (two - for the birds) and mahanga (twin -for the fork in the tree). As well as being an icon of Rangitāne tribal identity, the river between Tawera and Te Whiti (area near Te Whiti homestead) was vital for the existence of Rangitāne communities. It provided fresh water, plentiful kai, and a means of transport. The Ruamahanga was known for the quality of its eels and freshwater koura.

Ruamahanga River provided a route for travellers coming either across the Tararua Ranges, or from the north through Te Tapere-nui-o-Whātonga. Rangitāne could travel along the river from Tawera and Pukaha, where the river emerges from the ranges down to the fertile river valley settlements in the Kopuaranga/Masterton area, and on to the sea at Ōnoke.

Rangitāne had turanga waka along the river, such as at Tirohanga, where waka landed and stored. Many Rangitāne settlements were established on both banks of the river. There were traditionally 25 Ngāti Hāmua marae along the river, each of which had associated urupā and other wāhi tapu. Settlements were often at junctions where tributaries joined the river.

Settlements along the river which were associated with Rangitāne o Wairarapa include Tawera, Tirohanga, Ruataniwha, Mokonui, Matapihi, Te Wao o Kairangi, Kohekutu, Heipipi, Ahipanepane, Te Ore Ore, Tukuwahine, Potaerau, and Hurunui o Rangi.



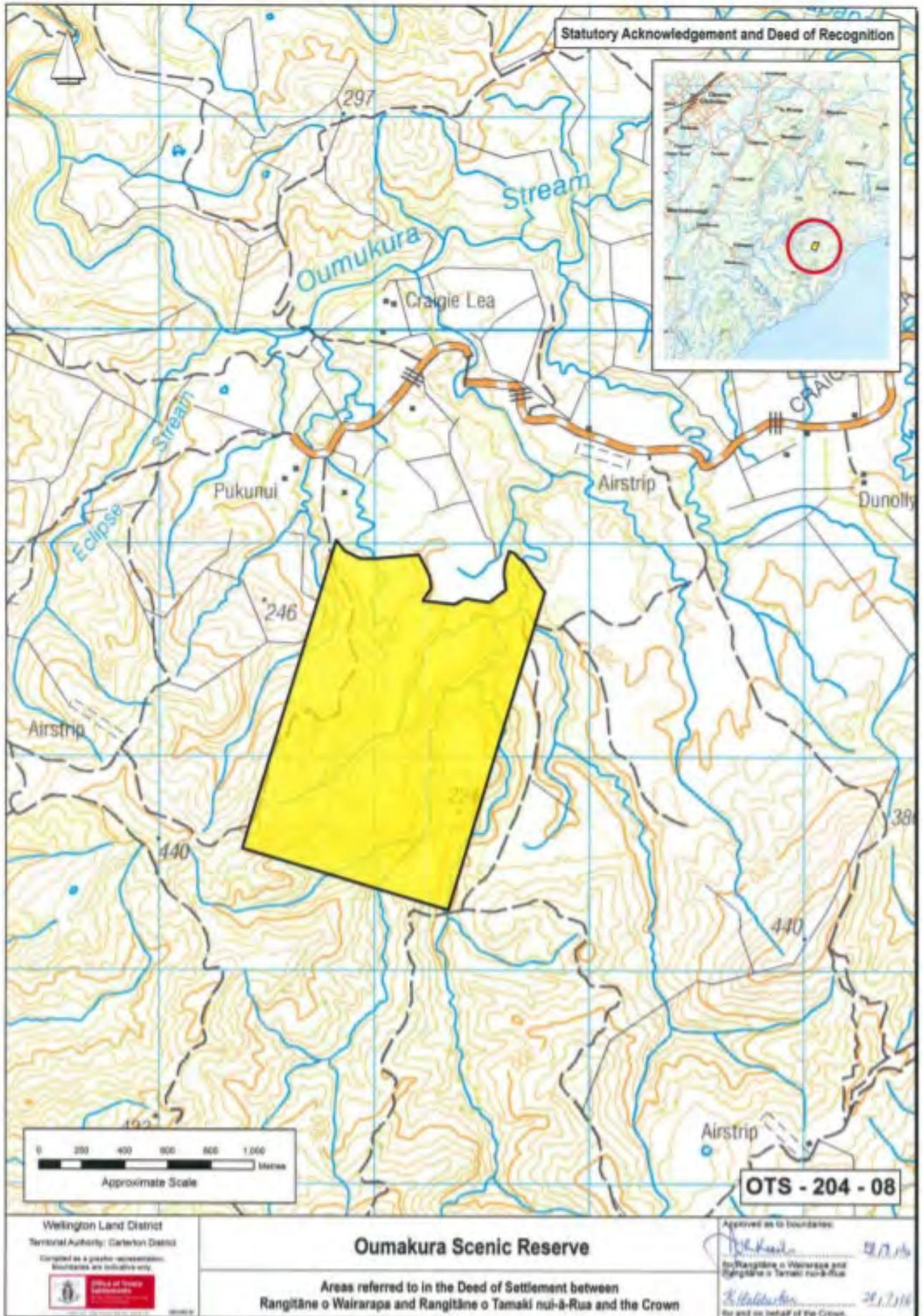
**Statement of Association**

Lowes Bush Scenic Reserve (as shown on deed plan OTS-204-07).

Lowes Bush Scenic Reserve lies on the Taratahi plains between modern day Masterton and Carterton. The plains between the Waingawa River and Wairarapa Moana were once a vast swamp land covered with lowland kahikatea forest. The bush was a popular bird-snaring area with creeks and swamps providing kōkopu, koura, tuna and Te Hau (a specific variety of eel). Lowes Bush is one of the last significant remnants of the Kahikatea Swamp.

Although the swamp lands meant that Rangitāne travellers preferred to use the Ruamahanga River to travel south from Masterton, there was an overland route across the Taratahi plains and on to the Papawai area. The Taratahi name means 'one peak'. It refers to the area known today by non-Māori as Mount Holdsworth, which is the most prominent peak in the Tararua Ranges when viewed from Hauhaupounamu (modern day Carterton).

During the second half of the nineteenth century Rangitāne ancestors associated with the Taratahi area included Raniera and Marakaia Tawaroa and Ngatuere Tawhirimatea Tawhao. Rangitāne know of an old Rangitāne pā site to the east of the scenic reserve.



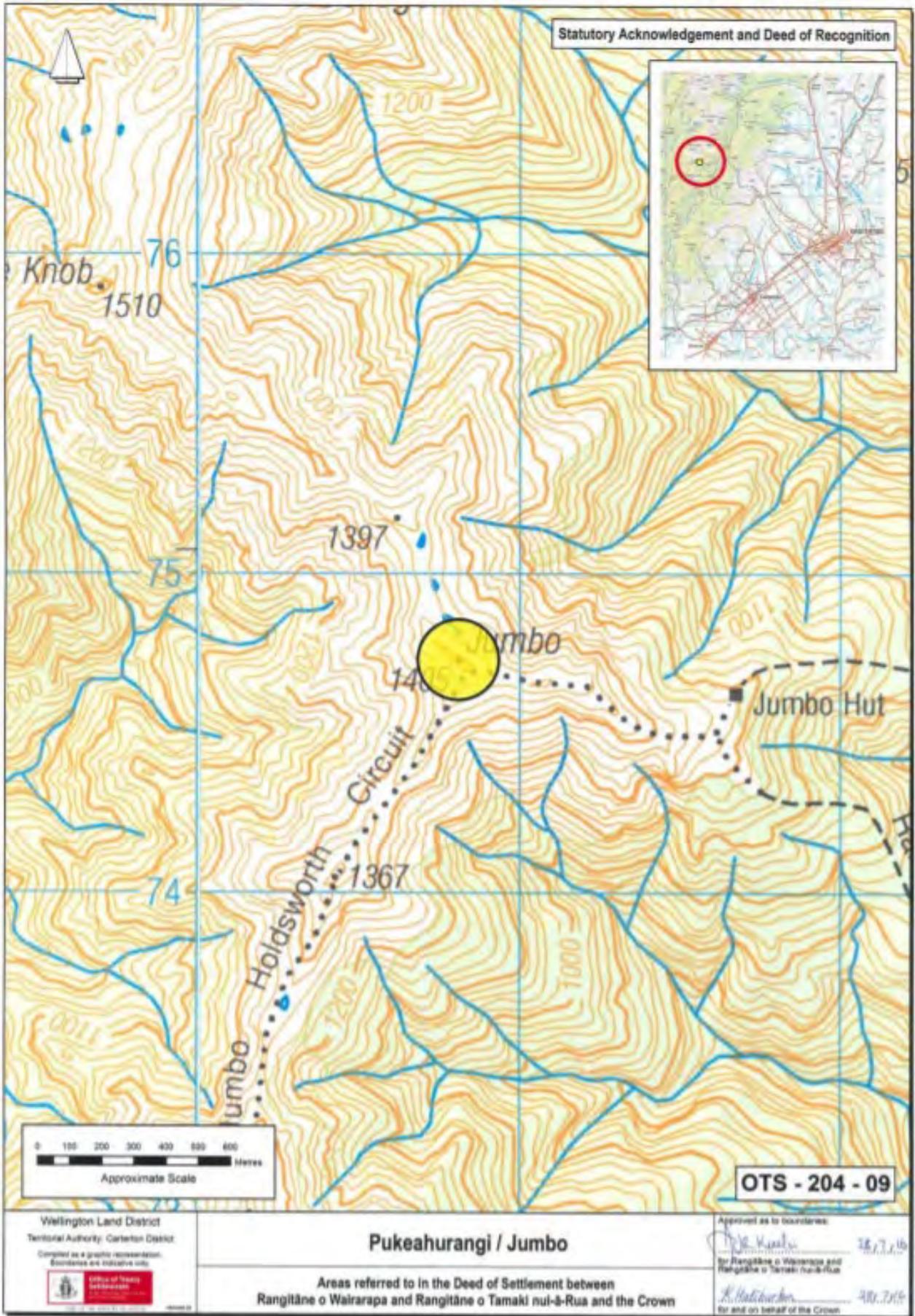
## **Statement of Association**

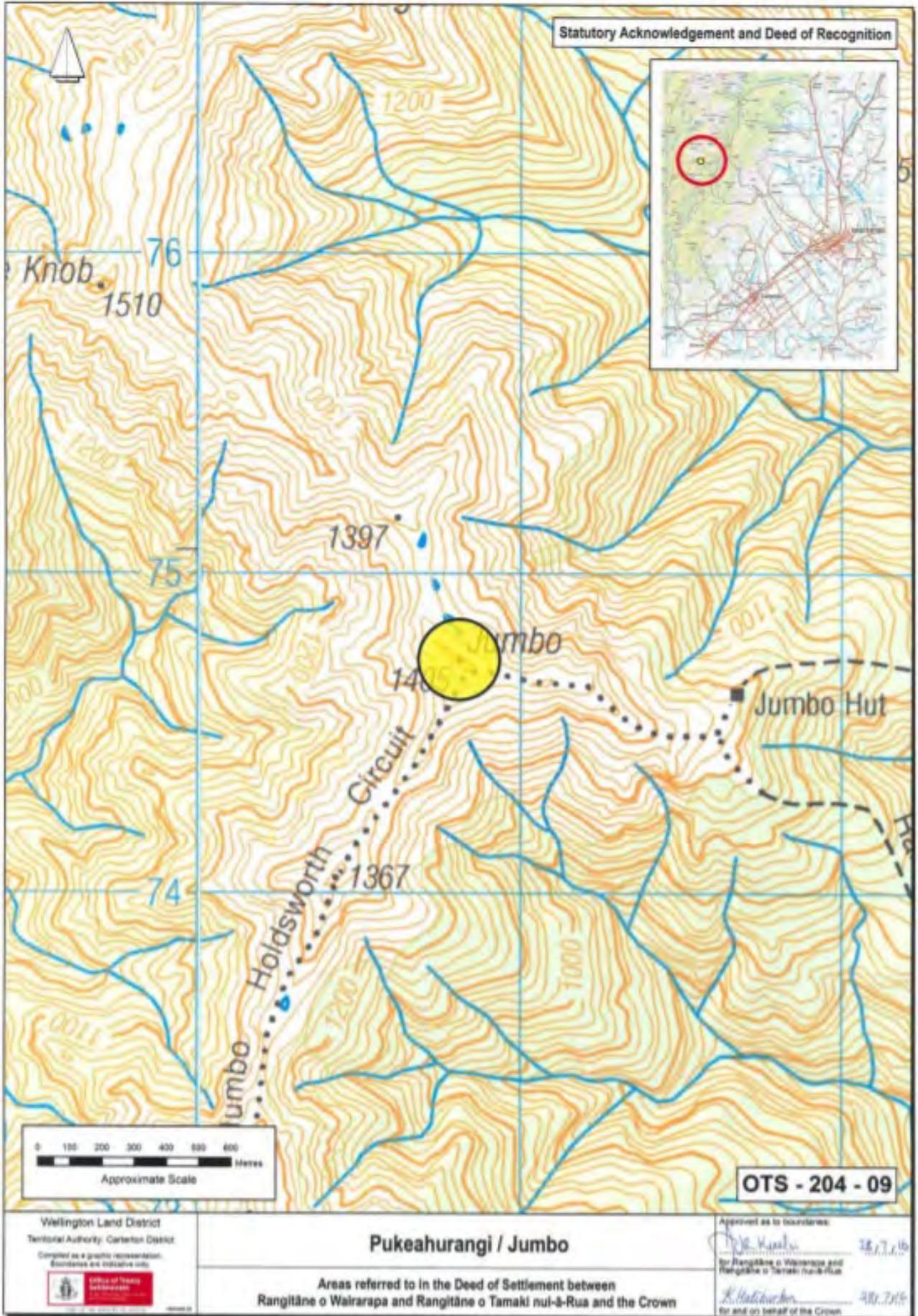
Oumakura Scenic Reserve (as shown on deed plan OTS-204-08).

Oumakura is a significant pā site in the hills just inland from the coast. It is part of a region of early Rangitāne settlement and ongoing Rangitāne customary associations.

The nearby coastline from Pahaoa northwards contains archaeological remains of Rangitāne settlements and gardens. The Rangitāne ancestor Te Ikiurangi had coastal kāinga named Mangareia, Waiuru, Waiohaera, and Waiohingaia. The site is also connected to Waikekeno (an area on the coast east of Glenburn) on the coast and was an inland retreat for Rangitāne. A number of taonga have been found nearby, along with remains of Māori gardens and special waterway wāhi tapu. Remains of walled gardens can be seen at Waikekeno. The coastline was an important settlement area and mahinga kai. Following several tuku of land by Rangitāne tūpuna, Rangitāne continued to occupy the area and intermarried with the new migrant peoples.

Ngāti Hāmua whānau, which were usually based at inland settlements, followed seasonal migration patterns to the coastal settlements. They made use of inland pā and kāinga as stopping points along the way to the coast. As well as the food and other resources found in the bush, the springs and pools at Oumakura made it an attractive location for bathing and water supply. Archaeological remains of gardens are evident today at Oumakura.





### Statements of Association

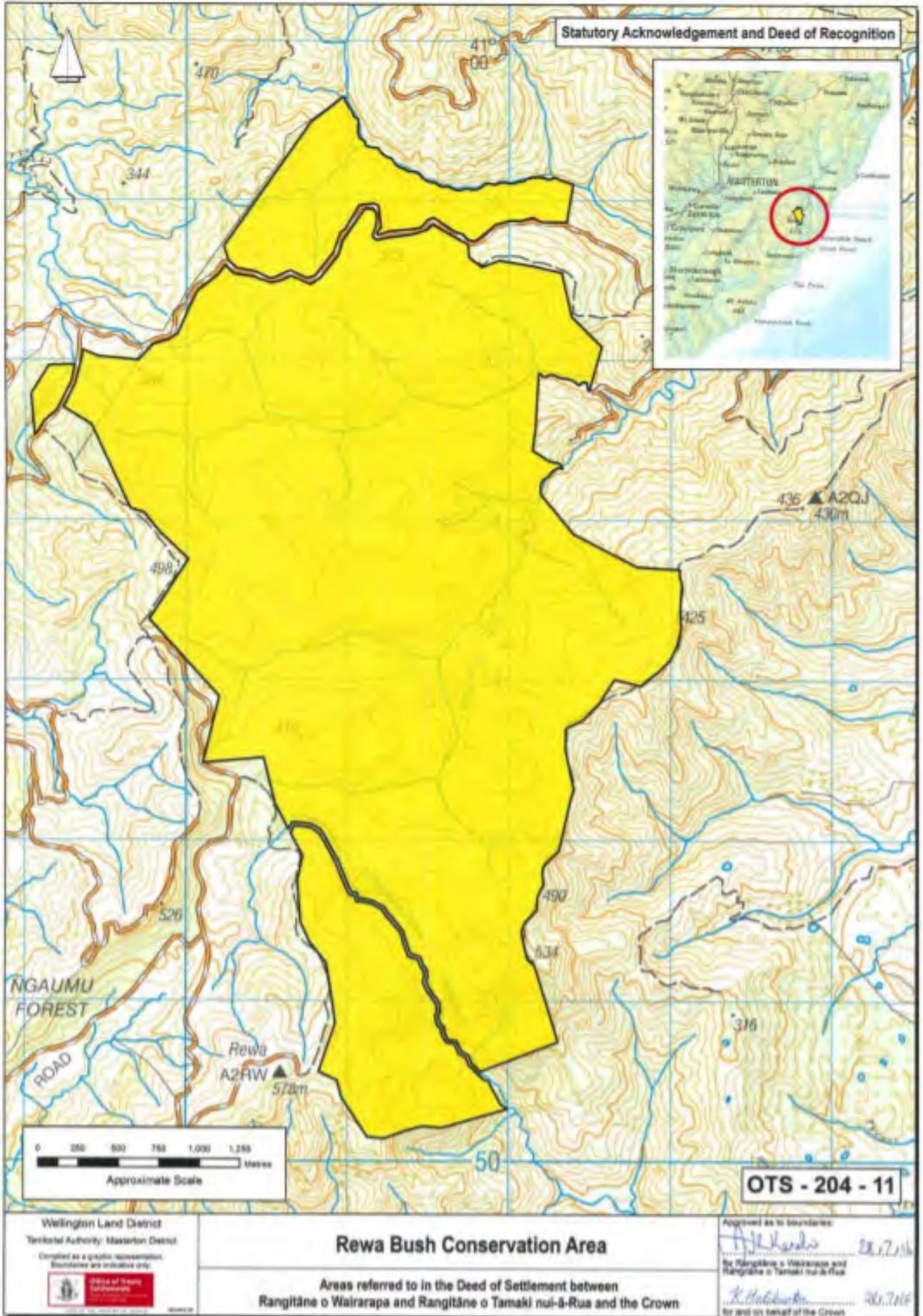
Pukeahurangi / Jumbo and Pukeamoamo / Mitre (as shown on deed plan OTS-204-09 and OTS-204-10).

Pukeahurangi / Jumbo and Pukeamoamo / Mitre are two of the highest peaks in the Tararua Ranges. Pukeahurangi means 'high up' or 'elevated' and Pukeamoamo refers to the pou of the whareniui on which the ancestors are carved.

The Tararua Ranges are a key feature in Rangitāne identity and history. Rangitāne traditions state that the iwi is descended from the original ancestors who first journeyed through the area and named the Tararua Ranges. Before Rangitāne himself was born, his grandfather Whātonga explored the southern North Island. He travelled up the Manawatū River and climbed up onto the northern reaches of the Tararua Range. At one stage the clouds parted to reveal two prominent peaks. Whātonga was reminded of his two wives, Hotuwaipara and Reretua, and so he named the mountains 'Tararua', meaning twin or two peaks.

Another Rangitāne tradition refers to Kupe, from whom Rangitāne are also descended, who on arrival near Rangiwihakaoma found both the Tararua and Ruahine Ranges clearly visible. Accounts state Kupe was intrigued with the two peaks on the Tararua Range which distinguished themselves from others. This prompted Kupe to reflect on two dear and special female members of his family and so the northern reaches of these ranges he named Ruahine (e rua ngā kohine) and those to the south he named Tararua with inference to the female genital; hence Ruahine and Tararua are an integral part of each other. Another reference to the Tararua's is 'Te waewae Kāpiti a Tara rāua ko Rangitāne' (the spanned legs of Tara [over the ranges]), which refers to Whātonga's two sons, Tara and Tautoki (the father of Rangitāne). This was a boundary line drawn between Kāpiti Island and Rangiwihakaoma which was said to divide the territory of Tara to the South and Rangitāne to the North.

Pukeamoamo and Pukeahurangi are said to have been named by the Rangitāne ancestor Hineteorangi. The landmarks linked her to her ancestors, as she would gaze from Tirohanga pā (north of Masterton) and use the twin peaks Pukeamoamo and Pukeahurangi to guide her line of sight towards Kāpiti Island. The important ancestors, Whātonga, Hotuwaipara, Tara, Tuteremoana and Te Wharekohu were buried in a cave at the southern end of the island. The peaks therefore maintained the link between Rangitāne in the Masterton region with their founding ancestors.



**Statement of Association**

Rewa Bush Conservation Area (as shown on deed plan OTS-204-11)

The location of Rewa Bush on the hill country between Masterton and the coast south of Castlepoint, in the Whareama area, was within the traditional takiwā of Ngāti Hāmua. Hapū and whānau usually based in the wider Masterton area made seasonal trips to coastal settlements to harvest and dry kaimoana to take back to the inland kāinga. As kaitiaki, they also made use of the food, timber, and rongoa resources in the bush covered ranges of the Whareama area. There were known 'kai trails' for trapping kiore and birds, as well as collecting berries and other kai.

Rangitāne traditions record that Rangitāne leaders made agreements with other closely related hapū who migrated to the area, whereby they occupied land in South Wairarapa District. Rangitāne tūpuna Te Whakamana and his daughter Hineiputerangi, Te Rerewā, Te Angatū, and Te Ikiorangi gave permission for other iwi groups to settle in the area. Although Rangitāne made such gifts of land on the Wairarapa coast, Rangitāne retained rights and continued to occupy the land. In the Native Land Court, claims for blocks in the wider area were made based on descent from Rangitāne ancestors such as Hinematua.

Rangitāne continue to maintain their kaitiaki role over this block.



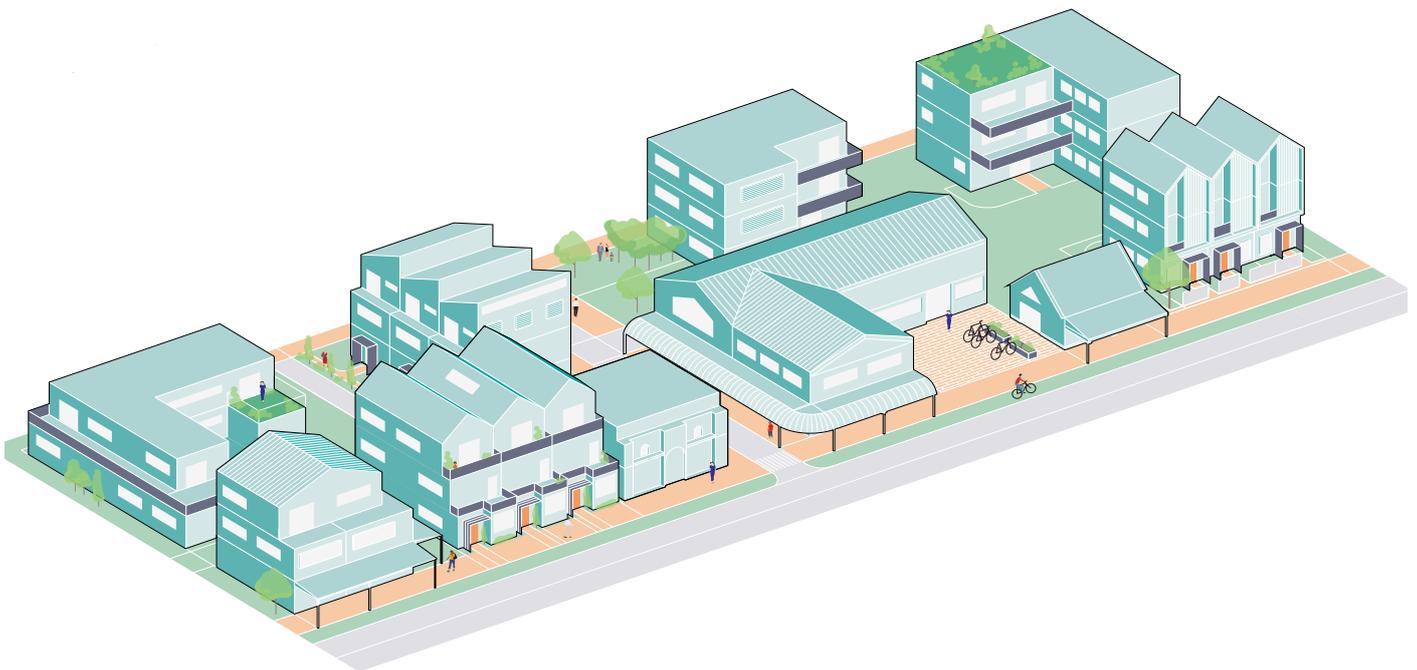
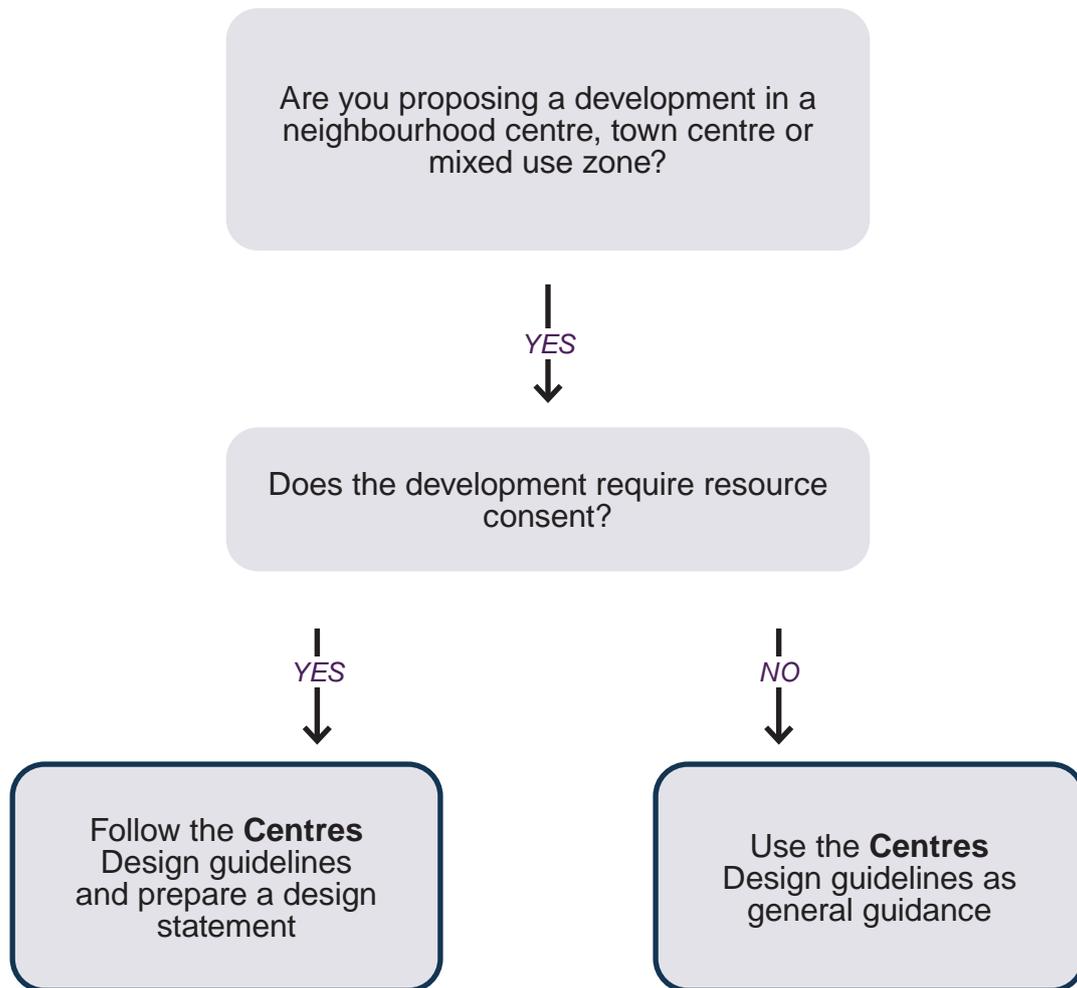
# Wairarapa

# Centres Design Guide



SOUTH WAIRARAPA  
DISTRICT COUNCIL  
*Kia Reretahi Tātau*

## When to use this guide



# Design Principles

## Design Principles

The way we design buildings to respond to the surrounding context influences the way we experience our urban environments, both on-site and at a wider scale. How a building looks is subjective, good design is about successfully integrating new buildings into the existing environment, to help transition into the planned environment. It also provides functional and comfortable living environments. The following principles have been developed to promote high quality design that contributes to the existing and future urban environment of the Wairarapa. These principles describe the design outcomes that are sought to be achieved by the design guidelines. They differ slightly between **M**asterton, **C**arterton and **S**outh Wairarapa as indicated by the letters.

Principles	Centres		
Integrate and connect with public realm and surroundings	M	C	S
Provide appropriate built form and design	M	C	S
New development in the <i>active street frontage</i> areas provide good visual connection between the building and the street and contribute to attractive, safe public spaces.	M	C	
All new development is designed to contribute positively to the amenity, visual quality and vibrancy of the Town Centre.	M	C	S
Create an accessible and safe environment for young and old, by contributing to a legible Town Centre zone and a clear hierarchy of street networks	M	C	S
Contribute to a playful environment by using and enhancing the friendly and quirky character of the Town's community		C	
Promote mixed-use development that contributes to a vibrant and appealing heart that is functional and active		C	
Contribute to the Town's characteristics that make it a great visitor destination			S
Contribute to the Town's character and heritage values			S
Combine the Town's heritage, art and culture with contemporary design	M	C	

## About this Guide

### Intent

This Centres Design Guide supports the Wairarapa Combined District Plan by providing guidance to integrate developments into the surrounding existing and planned context within the **Neighbourhood Centre, Town Centre and Mixed Use** zones. It promotes positive design outcomes for public space, commercial, mixed-use and residential developments in centres zones and backs these up with best-practice guidance and examples.

This Design Guide is structured into four sections:

- **Site Layout** covers the design elements that concern the siting of the development and how this relates to the surrounding context (open space, streets and buildings).
- **Built Form & Appearance** covers elements related to the shape of the building and its relationship to the surrounding environment both on and off-site.
- **Amenity, Landscape and Sustainability** covers how to integrate the building into the site to improve both the experience and function.
- **Signage and Verandahs** covers finer detailed design elements that are unique to the Wairarapa.

Each section provides **section heading** (sometimes accompanied by explanatory text) and numbered **guidelines** which help achieve these outcomes. Indicative **diagrams** and **photographs**

### Using this guide as part of a Resource Consent

The District Plan contains a number of objectives and policies that will be relevant in the context of higher density residential, commercial and mixed -use development. This design guide is intended to assist with the assessment of a proposal in meeting these objectives and policies where a consent is required. The design guide is also referred to as a Matter of Discretion within a number of District Plan rules.

### General guidance

Where a proposal is a permitted activity, use of this guide is strongly encouraged to help inform the development to achieve best practice design outcomes.

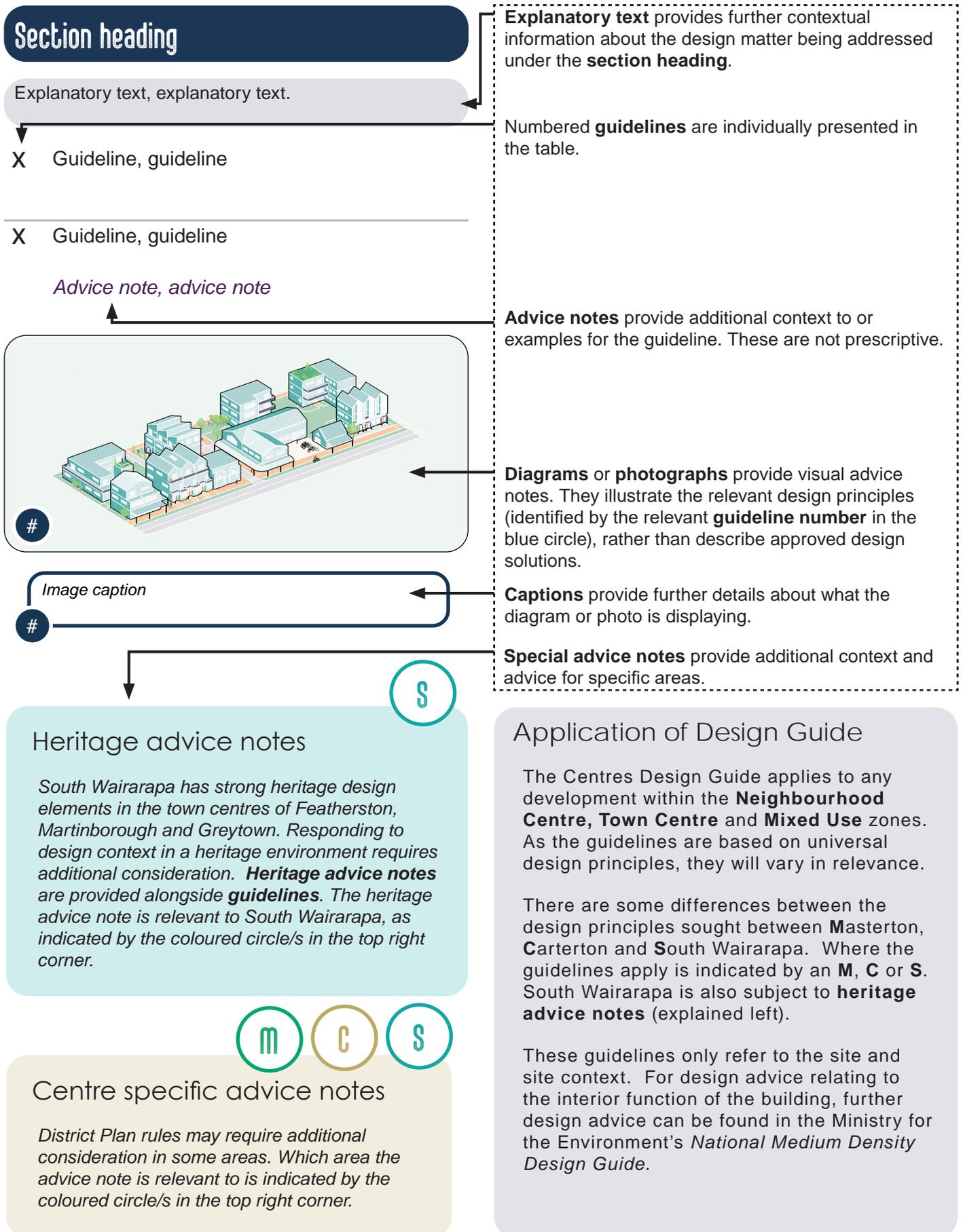
### Preparation of a Design Statement

It is expected that a Design Statement will be included within the **resource consent** application to explain how the proposal meets the principles and guidelines of the Design Guide. The Design Statement provides applicants with the opportunity to explain which guidelines are relevant to the proposal, and how they have been applied.

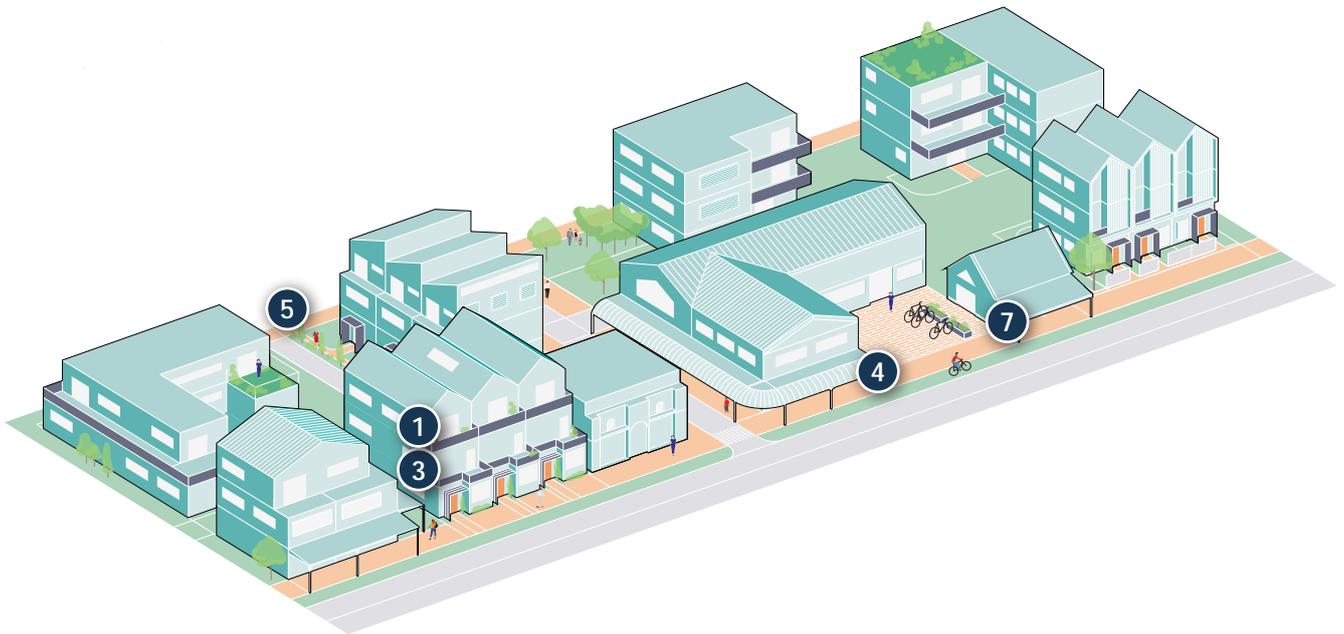
A Design Statement should include:

- A description of the proposal (site and context);
- An overarching statement that explains how the proposal meets the relevant design **principles**
- A description of how the proposal meets each relevant **guideline**;
- Where the proposal does not meet a **guideline**, a description of:
  - *the alternative approach taken;*
  - *why this is appropriate; and*
  - *how the alternative approach enables the proposal to meet the overarching design principles.*

## How to use this Guide



# Site Layout



## Siting and street frontage

The configuration of a building on a site and its relationship to the street and adjoining public space are important considerations to ensure good amenity and reduce overshadowing on public space and adjoining residential or open space zones. Having a defined front and back, as well as a clear delineation between public, semi-public and private spaces contributes to the legibility of the site and street.

An active frontage of a building also contributes to a socially active and safe environment and provides amenity for visitors and residents.



### Active frontage advice note

*While all new development should seek to provide a positive street interface through some active frontage, some areas in Masterton and Carterton are subject to an Active Frontage overlay. Glazing on the ground floor in these areas should contribute to street interest and activity and provide passive surveillance. This is the ideal place to locate actively occupied parts of a building including shop fronts, hospitality, appropriate offices so that they overlook the street.*

- 1 Design the orientation and form of the building to ensure it fits within the block pattern and network of the Zone and contributes to the legibility, permeability and functionality of the wider block structure.
- 2 Design buildings to orientate towards, any street, footpath or communal space and contribute to the general continuity of frontage along the street
- 3 Ensure the appearance of the ground floor has a human-scale relationship with the street, pedestrian paths of other communal spaces. The façade should be visually interesting, using appropriate materials and detailing, preferably with a permeable appearance and active street edge.
- 4 Consider using setbacks to create open space, particularly adjacent to buildings that perform a civic purpose.

## Connectivity, access and parking

Prioritising the pedestrian experience is vital to create safe neighbourhoods and healthy communities.

New developments have the opportunity to create or enhance existing links. Integrating access and bicycle parking as a priority into the design is important for arrival experience, function, safety and accessibility.

- 5 Where possible, on large block sites, create pedestrian connections between street to create a finer grain block pattern encourages with comfortable and sheltered walking routes.
- 6 Design new mid-block connections to contribute to safe and comfortable pedestrian environments.

*Consider:*

- a. *Designing the frontages of mid-block laneways with entrances and display windows,*
- b. *Incorporating natural landscape elements,*
- c. *Using bollards, and;*
- d. *Incorporating hardscape elements such as bollards, seating and variation in paving treatment.*

- 7 Locate visitor bicycle parking at grade and close to building entrances and open space.
- 8 Locate and design new vehicle crossings to support pedestrian safety and priority on the footpath. Minimise additional crossings where possible.
- 9 Locate and design on-site car parking and loading areas so that they are not visually dominant elements at the street edge.

*Where parking fronts the street, screen it in a manner that is integrated with the composition of the building elevation.*

- 10 Use landscape treatment to screen and provide visual breaks in large communal parking areas

- 11 Design pedestrian access routes to be universally accessible to people of all ages and abilities.

- 12 Differentiate pedestrian access from vehicle access through variation in surface treatment or texture. Preferably, pedestrian and vehicle access should also be separated by a buffer such as vegetation or a raised surface.



## Private and communal outdoor space

Private and communal outdoor space refers to the space provided for residents multi-unit dwellings or apartments. Where private outdoor space is limited or compromised, communal outdoor space can help to provide meaningful outdoor amenity for residents.

**13** Locate primary outdoor living spaces so that they are oriented to the north, east or west for maximum sunlight.

**14** Provide for functional outdoor living space by carefully considering the dimensions and location of the space.

*Wide or square spaces (i.e. ones that allow for the placement of outdoor furniture) are more efficient than ones that are long and narrow.*

**15** Provide screening and landscaping to increase privacy for residents, and reduce overlooking into neighbouring properties.

**16** Where communal outdoor living space is provided, design it

- so that it is conveniently accessible to the residential units on site; and
- to consider the number of residents it is intended to serve.

*It should encourage opportunities for social interactions between users by incorporating seating, barbecue, sporting or play equipment into the design. If communal open space is provided for on the roof ensure that it is easily accessible by all residents, and has sufficient landscaping in the form of raised garden beds or green walls*

**17** Consider using screening for functional elements like heat-pumps in private and communal outdoor living spaces

## Public outdoor space

Public open space refers to space that is accessible for the general public. New developments in centres may need or wish to include public open space as part of their design. The success of public open spaces relies on integration into the design and wider context.

**18** Where possible, design communal open spaces to be universally accessible to people of all ages and abilities.

**19** Where possible, locate and orient open space to maximise direct solar exposure during parts of the day when the space is anticipated to be mostly used and to protect from the predominant wind direction.

**20** Consider the need to provide for summer shade, through methods that integrate with the design of the space such as tree cover, eaves, verandas or balconies.

**21** Where relevant, use opportunities to reference local landmarks and distinctive features (e.g. historical and cultural references) that contribute to a sense of place and belonging.

**22** Provide lighting in public spaces that are appropriate to be used or passed through at night.

**23** Use robust materials that are easy to maintain and retain their long term appearance. This is particularly important in public spaces that are prone to increased wear.

**24** Integrate new street furniture in a way that is sympathetic to the surrounding context

S

## Advice notes on public space adjacent to heritage buildings

*New additions or alterations to public space should respect the location and features of existing heritage buildings and artefacts. When providing modern upgrades such as seating or bike racks, integrate them in a way that is accessible and functional to the use of the feature but is sympathetic to the surrounding context.*



*Planter boxes are spaced the same width as the balcony details. The tree is setback from the street-facing details.*

S

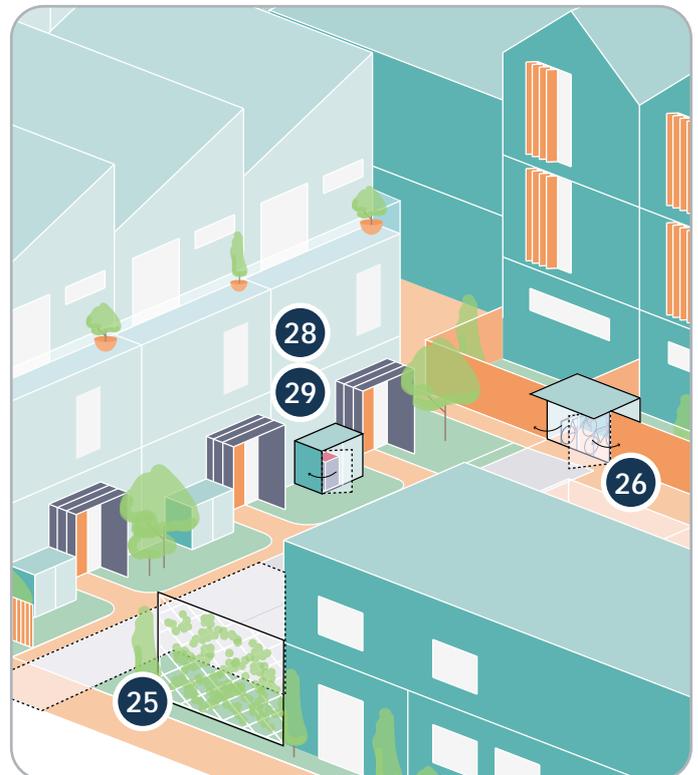
## Storage, waste and service areas

Integrating necessary utility areas into the site is vital for a functioning site while retaining high amenity areas.

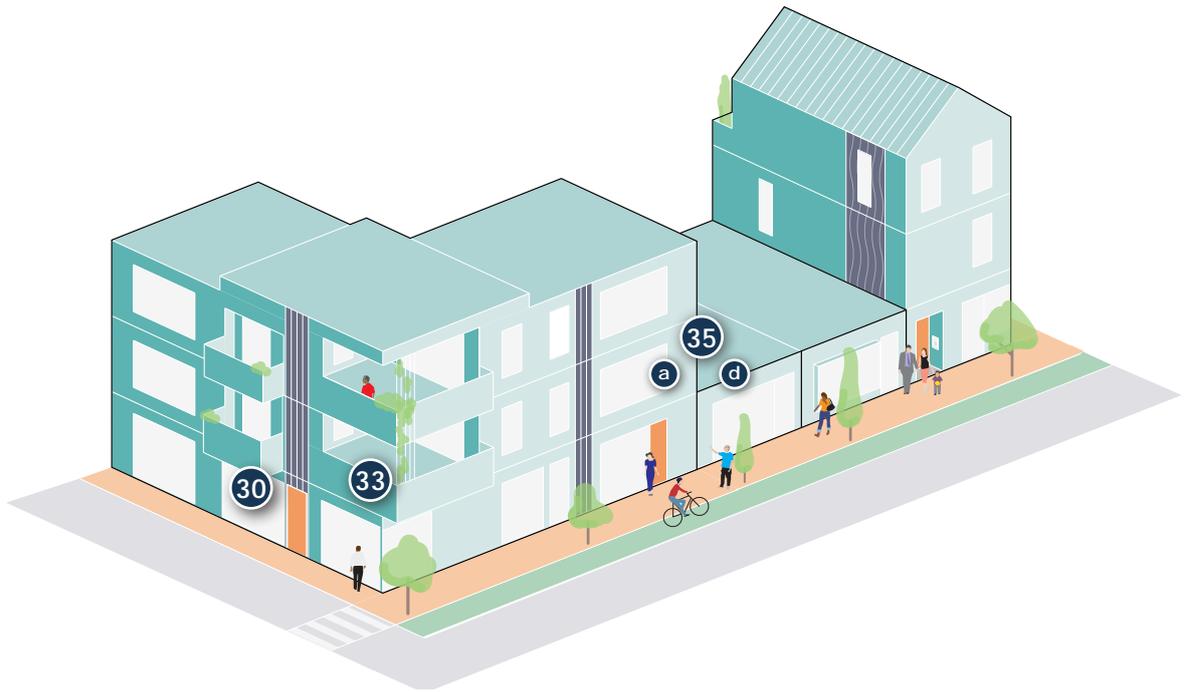
- 25 Ensure loading or service areas do not impede access to adjacent buildings or compromise the quality and continuity of the street edge.

*This can be achieved by locating loading areas away from the street edge, preferably to the side or rear of buildings. Where it fronts the street, screen it in a manner that is integrated with the composition of the building elevation.*

- 26 Long-term bicycle storage for residents is encouraged. Design this to be convenient, secure, and integrated as part of the building design.
- 27 Consider providing outdoor space for the storage of recreational or maintenance equipment, or other large household items.
- 28 Locate delivery and rubbish collection areas at the rear or side of the building and away from pedestrian environments and residential activities. This avoids potential health and safety hazards or nuisances for adjacent dwellings or outdoor living spaces.
- 29 Waste areas should be able to accommodate all waste bins and have a clear connection to the collection area.



# Built Form and Appearance



## Building mass and height

The height and massing of a development contributes to the built form and is one of the more significant factors in determining the impact a building will have on its surrounding environment.

**30** To minimise the effects of physical dominance, consider: breaking the form of the building using variation in facade treatment. Examples include:

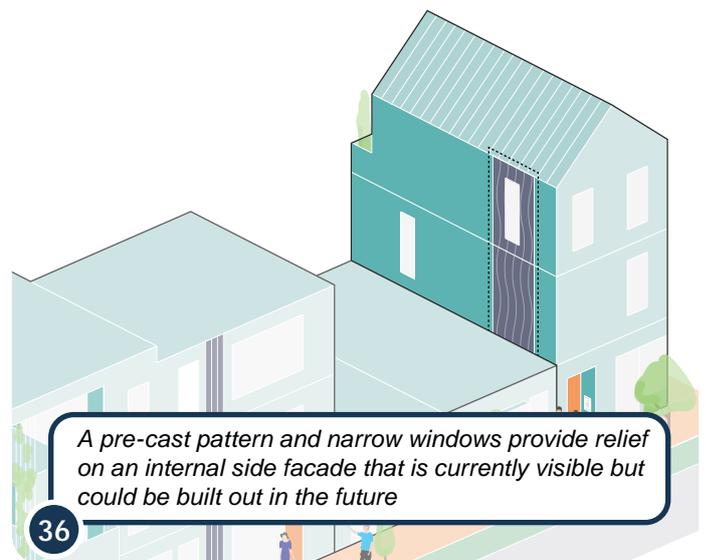
- a. *stepping the upper stories back from the street;*
- b. *introducing variations in facade treatment (for example, through balconies, shading devices or porches);*
- c. *create visual interest through modulation*

**31** Design the building to reinforce the shape of the street or public space it is fronting.

**32** Avoid long, linear, blank walls without doors, windows or associated design features.

**33** Consider increasing the visual prominence of buildings on corner sites through the use of different materials, colours or roofline where this would create a focal point that supports visual interest, legibility and wayfinding.

**34** Provide variety and visual interest in the roof form of lower scale, large floor plate buildings to screen plant and service enclosures from public view.



*A pre-cast pattern and narrow windows provide relief on an internal side facade that is currently visible but could be built out in the future*

**36**

# Built Form and Appearance

S

## Advice notes on built form in heritage areas

*New additions or alterations to buildings on the street should respect the form and scale of existing heritage buildings. The vertical and horizontal modulations that were used on the facades of Victorian buildings help to establish their scale and create rhythm.*

*Verandahs, bands of windows and decorative cornices were used to create horizontal modulation, visually providing a base, middle and top to buildings. Horizontal modulation also gives expression to the floors within the buildings and helps to achieve a more human scale by visually breaking up the bulk of the external facade.*

*Some buildings also have vertical modulation, achieved through the use of columns, pilasters or verandah posts which together with the spacing of windows creates rhythm as an essentially unifying feature of the streetscape.*

## Materials and Facade articulation

The main factors that influence the appearance of a building are scale, modulation and the articulation of its form and façade. The building design and use of materials make an important contribution to the effective integration of higher density development into the street environment.

Manipulation of light and shadow in the façade can make the scale of a building and its associated components appear more vivid.

The choice of materials used can affect the appearance of a development and how it contributes to the public realm. It can also affect how it performs and endures over time as well as its ongoing sustainability and resilience.

A visually attractive design can help to mitigate any potential adverse effects resulting from building height and/or bulk and enhance the centres experience of visitors and residents alike.

35 The design of the building, as well as the choice of materials used, should recognise and reflect the level of intensification planned in the immediate and surrounding areas. In particular, consideration should be given to:

- a. *setback from the street / continuity of along the street edge;*
- b. *scale and bulk;*
- c. *roofline;*
- d. *placement of windows, entrances and other articulation in the façade;*
- e. *presence of distinct character or built heritage in the surrounding environment.*

36 Where possible, add design details to the rear and side façades of the building, particularly where there is a transition to a lower density environment.

37 Where possible, design buildings to accommodate a range of uses and to enable change in use over time (e.g. by providing generous ceiling heights).

38 Use design opportunities to create distinctive points of identity along the street front to enhance wayfinding and promote the uniqueness of the Wairarapa Centres

39 Design buildings on corner sites to positively address both visible street frontages.

*This may be through architectural features that wrap the corner, windows of the same proportion on both façades and reduced setbacks on both boundaries.*



# Built Form and Appearance

S

Advice notes on materials and details in heritage areas

*Much of the character of heritage precincts comes from the use of consistent techniques, materials, details and exterior finishes. New additions or developments should use colours and materials that pick up on the heritage buildings to complement the streetscape.*

## Entrances

The entrance to a building makes an important contribution to the way a building is experienced. Balconies and entrances provide visual interest by breaking up a façade; they also add a human scale to intensive developments and can positively contribute to the overall appearance of a building when designed well. Visible activity on the ground floor and street facing façade enhances public safety through passive surveillance and creates opportunities for social interaction.

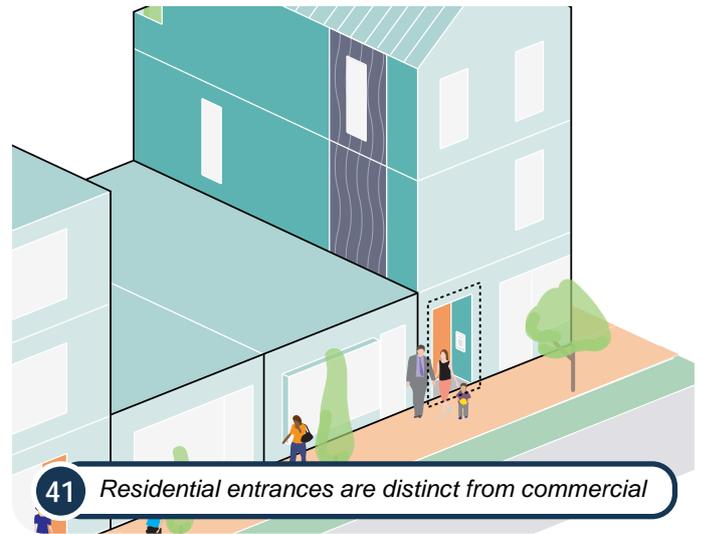
- 40 Ensure entrances (including addresses and letterboxes for multi-unit dwellings) are clearly defined and visible from the street to enable them to be easily located and accessed.

---

- 41 Design residential entrances on the ground floor to have a distinct appearance that differentiates it from a commercial entrance.

---

- 42 Incorporate all-weather shelter (e.g. canopies or overhangs) with suitable lighting into the entrance design.



41 Residential entrances are distinct from commercial

## Responding to context

The surrounding urban fabric will have a unique set of characteristics that contributes to the local context. Both existing and planned context play a role in shaping new development.

- 43 Design any new development to respond to unique characteristics in its surroundings where it will contribute to a cohesive streetscape.

---

- 44 Where possible, ensure that new buildings retain any visual links to unique and/or prominent features in the surrounding environment where practical.

---

- 45 If developing near a to a site or area of significance to Māori, consideration should be given to the degree to which the development overlooks or interacts with the site or area of significance, including:
  - a. minimising the obstruction of existing views between the site or
  - b. area of significance and surrounding maunga

# Built Form and Appearance

## Responding to context in heritage areas

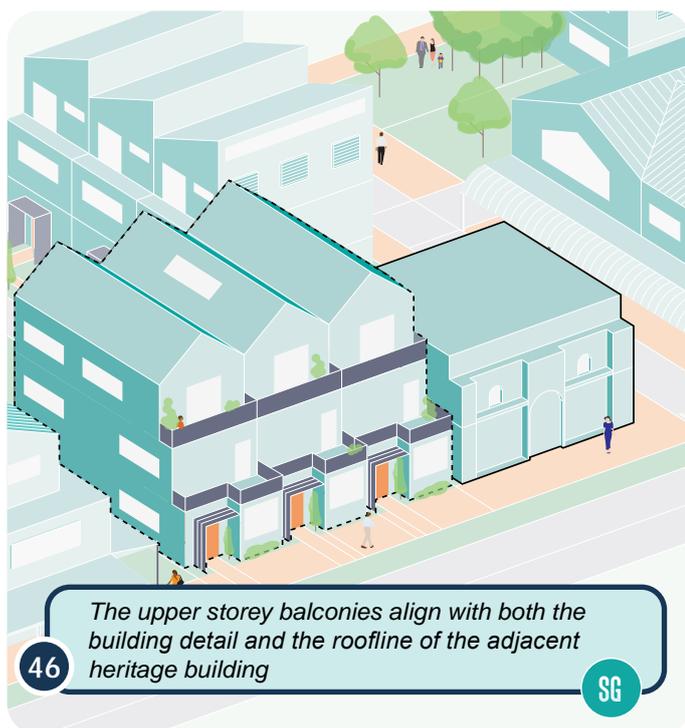
- 46 Where relevant, consider the relationship between new buildings or parts of buildings and adjacent heritage buildings.

S

### Advice notes on responding to context in heritage areas

If developing adjacent to a heritage building, consideration should be given to:

- The alignment and setback between buildings and adjacent heritage buildings;
- The relationship between the scale, built form, facade materiality and elevation alignments of new buildings or parts of buildings to the form, materiality and elevation alignments of adjacent heritage buildings;
- The design and arrangement of windows and openings in relation to those of adjacent heritage buildings.



46 The upper storey balconies align with both the building detail and the roofline of the adjacent heritage building

SG

## Privacy and safety

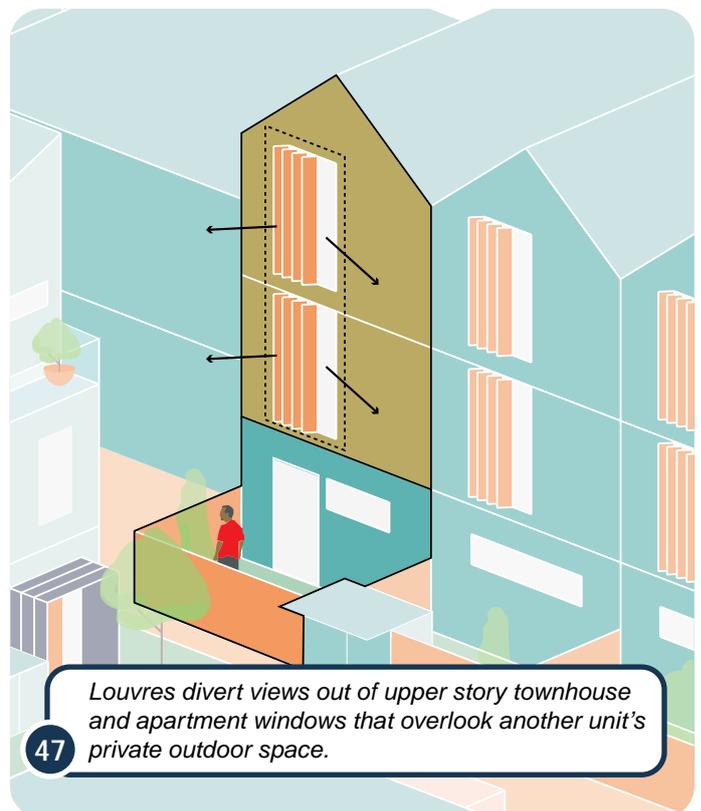
It is important to provide a balance between expected privacy for residents (on new and neighbouring developments) while providing opportunities for passive surveillance and safety.

- 47 In order to maintain sunlight access, high level windows or louvres should be considered where privacy or overlooking is an issue.

*This might include screening, obscured glazing or high-sill windows.*

- 48 Where outdoor living space is provided in the form of a balcony, locate and design balconies to overlook streets, public open spaces, or communal outdoor living spaces.

- 49 Clearly delineate boundaries between private, communal and public spaces to provide reassurance of territorial ownership



47 Louvres divert views out of upper story townhouse and apartment windows that overlook another unit's private outdoor space.

47

# Amenity, landscape and sustainability



## Landscape treatment and design

Landscape design can greatly improve the amenity, experience and integration of more intensive forms of development into a street or neighbourhood. The implementation of carefully considered landscape design can help to enhance different design elements, such as the screening or softening of hardstanding areas (e.g. parking, services areas), mitigate the effects of building bulk and offer environmental benefits.

Coordinating landscaping and water management early in the building and site design process can increase opportunities to more effectively integrate landscape treatment into outdoor open space, traffic circulation routes, service locations and the interface between the public and private domain.

- 50 Where possible, retain existing mature and healthy vegetation and integrate into the site development.
- 51 Choose plants that are appropriate to the climatic conditions, scale and character of the area; planting species that require low maintenance and attract local bird life is also encouraged.

- 52 Where possible, provide and locate trees that will provide shade in summer and allow light in winter.

- 53 Maximise opportunities for robust landscape treatment and permeable surfaces in footpaths, roofs, courtyards, and rear yards. Consider using hedging or climbing plants where space is constrained.

- 54 Integrate permeable stormwater surfaces and other low impact urban design initiatives into the overall design.

## Sunlight, daylight and wind

Adequate access to natural light is an important consideration in designing the layout of a site, particularly any opportunities to capitalise on a northern aspect.

Significant differences in building heights can create wind effects that can compromise the safety and comfort of the public realm. It is also a key consideration in siting and designing the internal layout of associated dwellings as it not only provides a warm and pleasant internal living environment but helps to increase energy efficiency.

- 55 Design taller buildings to minimise wind impacts at the street levels or provide strategic shelter as an integrated part of the design
- 56 Consider the use of eaves or strategic screening to help limit sunlight penetration in summer, to prevent applicable indoor spaces (particularly those with a northern aspect) from overheating.
- 57 Where possible, design dwellings with habitable spaces facing north, west or east to maximise sunlight access.

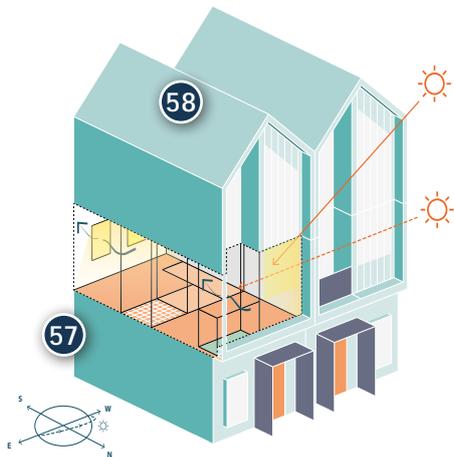
## Energy efficiency

Integrating efficient passive design into a building contributes to a more comfortable indoor environment by increasing the thermal stability, reducing indoor condensation and promoting natural ventilation; it also helps reduce energy usage.

Energy efficiency should be considered during all phases of development, from planning and design (e.g. internal layout and building systems) through to construction (e.g. minimising waste) and long term maintenance (e.g. using durable materials).

- 58 Consider using solar exposure and local wind patterns to capitalise on natural forms of heating and window ventilation and reduce the need for mechanical systems.
- 
- 59 Limit the total window surface on south facing façades to prevent heat loss in winter.

*This is not relevant where the Active Frontage rule applies*



## General Signage

A clear hierarchy and appropriate scale of signage is informed by the relationship with other developments along the street or adjacent open space characteristics.

Signs incorporating simple backgrounds, borders and text are preferable to complex graphics. If brightly coloured signs are used, enclose them within a frame that complements the architectural features of the building.

- 60 Minimise visually disrupting, obscuring or dominating the architectural features on buildings, such as windows, doors, verandahs and columns.
- 
- 61 Reduce potential for visual clutter by clustering signage together and containing it within the built form profile or skyline of the development.

*A cohesive 'family' of signage with consistent colour, design, size and placement can help.*

- 62 Minimise the illumination of signs.

*If illumination is used, this should be static, avoiding uncharacteristic flashing or animated signs that could become a source of annoyance for residents or distract motorists.*

- 63 Limit the prominence of signage and advertising so that it is a recessive element in the streetscape and visual clutter is minimised.

## Signage in Heritage Areas

The size, location and colours of signs can detract from the character of the streetscape. The size and choice of lettering should also be sympathetic to the style and proportions of the frontage. Signs should keep in style with the building.

64 Where relevant, ensure signs do not obscure historic building details or important vistas.

65 Integrate signage into the style of the building.

*Consider: hand-painted by a signwriter, replicating old style signs, using traditional painted timber and individual metal letters.*

*Avoid: Plastic and reflective materials, illuminated, neon or flashing signs.*



Signage is integrated into the heritage style of the building

65



Modern signage and verandahs are sympathetic to surrounding heritage form

65

S

Advice notes on sign types:

### Fascia signs

*This is the traditional and most visible location for the main signage. As they are integral to the shop front, do not place large modern signs or backing boards over the original building. Painted lettering (by a signwriter) coloured to contrast with the fascia or cut-out free-standing letters fixed to the fascia are the two most appropriate signage types for Greytown fascias.*

### Window signs

*Painting or etching business names or opening hours is a valuable location for signage. Avoid painting/etching into original glass of heritage building and avoid detracting from the building's style and quality.*

### Projecting Signage

*Traditionally these have been rectangular timber signs hung from metal brackets. The sign should reflect the area's heritage, but modern options can be appropriate so long as they are integrated into the building's design.*

### Free Standing Signs

*To avoid street clutter, use one sign per property of a suitable design. These are best suited for non-traditional units, such as those without a shop frontage.*



**SOUTH WAIRARAPA  
DISTRICT COUNCIL**  
*Kia Reretahi Tātau*



# Wairarapa

# Residential Design Guide



SOUTH WAIRARAPA  
DISTRICT COUNCIL  
*Kia Reretahi Tātau*



## Intent

This guideline applies to the labelled heritage precincts in Wairarapa. These are

- **Masters Crescent Heritage Precinct**
- **Victoria Street Heritage Precinct**
- **Greytown Heritage Precinct** (*areas zoned for residential purposes only*)

The aim of the guideline is to provide advice for those wishing to undertake additions, alterations, or major maintenance projects to existing buildings or new developments within these precinct.

## Getting Started

Before working on any design or building project, gather what information you can about the original building (materials, type, style, siting) to guide the character of alterations and additions. Any work to your property beyond minor maintenance, will require resource consent from the Council, however there is no charge for this. Council can also provide one hour of free consultation with a conservation architect and help with some of the maintenance costs (\$50/year is put aside for each house).

For more than minor alterations, it is advisable to consult an architect with the skills and experience of working with older buildings. Consider the character and form of adjacent buildings and the effect that the proposed building work will have on them.

# Masters Crescent Heritage Precinct

This guideline applies to the heritage precinct of Masters Crescent in Masterton. The aim of the guideline is to provide advice for those wishing to undertake additions, alterations, or major maintenance projects to existing buildings or new developments within this precinct.

## The value of heritage precincts

The heritage precinct of Masters Crescent in Masterton is valued as a significant, intact example of the first Labour Government's innovative model state housing programme of the 1940s. The state house is a valued and iconic feature of the New Zealand landscape and an important element of our national identity. Built from the best materials of the day and designed by architects, state houses embody simple and robust design. The overall layout and design of the area takes its cue from the garden city movement of the early twentieth century. The garden city ideals are expressed in the fenceless front gardens and the sense of open space. The maintenance and restoration of heritage houses, as well as alterations/new developments in this area, should be carried out in ways consistent with the uniqueness and long-term value of the area. These guidelines are designed to protect the unique qualities of the area without stifling people's desire to make their own place.

## Housing Types

The house designs of Masters Crescent are derived from popular architectural styles of the times.

## English Domestic Revival

The majority of the houses are designed in this style. This style developed from the farmhouses and cottages of rural England with contributions from the Arts and Crafts Movement.

### Key Elements of English Domestic Revival

- asymmetrical
- steep pitched gable or hipped tiled roofs
- detached and semi-detached house type
- painted weatherboard, brick or cement render
- use of 'lean-to' additions at side or rear
- main entry at the front or side of house
- entry doors glazed
- windows are timber and divided into panes
- chimneys
- plastered foundation walls (plinth)

### Design Elements

- A. Garage set back from street
- B. Main entry recessed with glazed door
- C. Chimney and steep, tiled roof
- D. Timber windows, divided into panes

DRAFT



# Masters Crescent Heritage Precinct

## Moderne Style

There are some examples of the Moderne Style. The Moderne style originates from the Modern Movement in Europe and was sleek and streamlined and characterised by rounded corners, horizontal lines, parapet walls concealing flat roofs and smooth wall surfaces.

### Key Elements of Moderne Style

- asymmetrical
- flat roof behind parapet wall
- face brick or plastered external walls
- use of 'add on' forms, which reduce in height towards the rear of the section
- main entry at the front or side of house and located in a recessed porch
- entry doors glazed
- windows are timber and divided into panes
- some windows wrap around external corners
- some windows are circular
- horizontal banding
- plastered foundation walls (plinth)
- chimneys

## Alterations to Houses in the Precincts

Alterations to properties in the precinct should be in keeping with the existing character of the area.

### Alterations Checklist

Alterations or additions to an existing property should consider the following:

#### Houses

- whether the addition is in keeping with the original style
- the impact that the addition will have on its surroundings
- extending to the rear of the house to minimise impact to the streetscape
- ensure that as much of the original facade is maintained with front alterations
- use materials and finishes that complement the existing house rather than alter it.
- avoid plastering on face brickwork

#### Garages and gardens

- avoid additions or garages at the front of the section so that the open aspect of the house to the street may be retained.
- garages or carports at the side of houses should be set behind the front wall of the house
- gardens should fit with the open feel of existing properties and high front fences should be avoided.



### Design Elements

- A. Parapet conceals roof line
- B. Add-on reduces in height
- C. Plastered plinth
- D. Recessed porch with entry at front
- E. Timber windows divided into panes

## New Houses in the Precinct

In the Masters Crescent area each of the existing houses contributes to the overall heritage values of the area. A new house should not attempt to replicate the existing houses in Masters Crescent but should respond and be sympathetic to its older neighbours.

New houses should fit the existing rhythm of street setbacks and enclosure. Existing setbacks from the road and side boundaries as well as orientation should be maintained. High front boundary walls or fences should be avoided.

Garages should be integrated with houses and setback from the house front.

The size and scale of new houses should be similar to the existing houses. If a larger house is desired, it should be articulated to reduce its bulk with smaller forms towards the front of the site to fit the streetscape.

Trees and landscaping can help integrate a new house with its neighbours. Existing trees should be retained if possible.

DRAFT

# Victoria Street Heritage Precinct

This guideline applies to the heritage precinct of Victoria Street in Masterton. The aim of the guideline is to provide advice for those wishing to undertake additions, alterations, or major maintenance projects to existing buildings or new developments within this precinct.

## The value of heritage precincts

The heritage precinct of Victoria Street in Masterton is valued for its high quality housing from a cross section of eras, representative of early and developing Masterton. The subdivision of James Wrigley's farm to create Victoria and Albert Streets in 1878 was the first major subdivision of suburban land outside the town, which was laid out in 1954. Victoria Street was considered a very desirable address in the period 1880-1910 - the quality of many of the houses reflects this. This precinct has value for its link to Masterton's history, as well as for its distinct, high quality character, adding to Masterton's sense of place.

The maintenance and restoration of heritage buildings, as well as alterations/new developments should be sympathetic to this heritage character so that they add to the value of the streetscape and preserve this important part of Masterton's heritage.

## Streetscape character

The character of streetscape comes from a combination of elements: a predominance of original cottages and villas, a consistency of one or two storey houses with common setbacks from the street edge, and a limited range of materials, detailing and colours reflecting the times in which the houses were built.

## Housing types

The house designs of Victoria Street were based on overseas domestic building styles and were modified to suit local conditions such as climate, and the supply and cost of building materials.

### Design Elements

- A. Corrugated iron roof
- B. Front verandah
- C. Low picket front fence
- D. Projecting room with bay window

## Cottages

Early dwellings on Victoria Street (1879-1881) were workers' houses or small cottages. Cottages had two or four small rooms under a hip or gable roof with a lean-to kitchen at the rear.

### Key Elements of Victorian Cottages

- symmetry
- central corridor with one room on each side
- front verandah
- painted timber walls and corrugated iron roof
- a low stud (wall) height of 2.4m (8ft)
- house close to, or right on street boundary
- low picket front fence

## Villas

Villas were larger, more complex houses than cottages. They gradually evolved to become more decorative in late Victorian and Edwardian eras. The most notable examples of villas in Victoria Street were built by the Byford brothers, who were renowned for their fine carpentry and craftsmanship.

### Key Elements of Villas

- projecting front room(s) with bay windows
- stud height of up to 3.6m (12ft)
- greater complexity to roof forms than cottages
- decorative timber work



# Victoria Street Heritage Precinct

## Bungalows

Victoria Street contains some examples of the 'Arts and Crafts' bungalow style built in the 1920s. These houses have low pitched, sweeping roofs with deep verandah porches and large front gardens.

## House additions and alterations

Alterations or additions to an existing house should consider the following:

- whether the addition is in keeping with the type, style, materials, and details of the original.
- minimising changes to the original house.
- changes at the front of the house have perhaps the greatest potential to adversely affect the character of the precinct, therefore consider extending to the rear of the house.
- ensure that as much of the original facade is maintained with front alterations

## Materials and Details

The materials and details of houses reflects the era in which they were built. Consider the following:

- use materials, features and forms that are appropriate for the age and style of the house. (This should be considered even for minor repairs and maintenance to the exterior of the house).
- avoid mixing features from different periods.
- avoid using modern materials such as aluminium windows and doors, which are incompatible with the original style.

### Design Elements

- A. Deep verandah porch
- B. Low pitch roof



Bungalows



## Parking

As a general rule, try to 'hide' parking or make it as unobtrusive as possible to minimise effects to the streetscape. Consider the following:

- new garages or carports should be located to avoid impact on the streetscape (preferably at side or rear of the house). If located at the side of houses, place behind the front wall of the house.
- garages, carports and accessory buildings should use materials and colours that match the house.
- when on-site parking is required and it is not possible to fit this at the side or rear, an open parking space is preferable to a structure in front of the house. Planting and paving can be used to 'soften' the appearance and make the most of limited space.

## Fences and Planting

Traditionally front gardens were designed for public display with low fences and decorative planting.

Consider the following:

- choose front fences that match the era of the house
- front fences should be low and no more than 1m high. Side fences (behind the rear of the house) and rear fences may be higher.
- gates for driveways and paths from the street should maintain the fence line.
- planting should be designed with consideration to enhancing the streetscape.
- decorative planting will generally suit in the front yard.

**DRAFT**

# Greytown Heritage Precinct

This Design Guide applies to properties in the residential areas of Main Street Greytown that extend north and south of the town centre. In these residential areas there are nearly 300 residential properties and some public or semi-public facilities. In addition to private properties on each side of Main Street, the road itself, plus footpaths and services, are important to the overall character and experience of Greytown.

The purpose of the Guide is to provide assistance to property owners to maintain and develop the distinctive heritage character of Greytown's Main Street.

## The value of heritage precincts

The town centre is characterised by a clearly defined concentration of closely spaced heritage buildings at the street edge, encouraging public access and a lively range of commercial and retail activity.

In contrast, the adjacent residential properties are characterised, at their best, by mature gardens that provide private settings for relatively modest detached timber dwellings that are only partly seen from the street through a screen of foliage. Main Street is distinguished from State Highway 2 by the existence of wide asphaltic footpaths both sides of the road, roadside parking spaces, and (in the town centre) new street lights that resemble gas-fired lamps. In the remainder of the street there are the usual overhead cable services and underground piped services. Apart from some Photinia shrubs at the northern end of the residential extension, there are no street trees, although mature trees on some of the private properties overhang the footpath, giving an avenue-like impression in parts of Main Street.

### Design Elements

- A. Simple roof form (gabled)
- B. Steep roof pitch
- C. Painted weatherboard

## Main buildings (house)

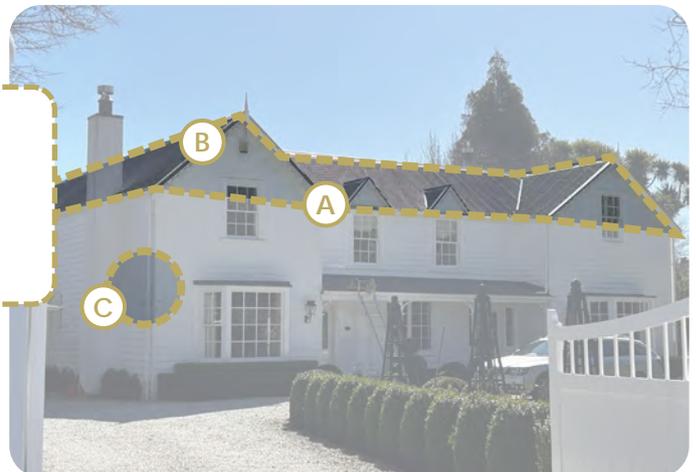
- Seen from the street, the main buildings have a simple plan and roof form – e.g. single-fronted with veranda or central porch and hip or gable roof, or double-fronted (bay villa type); roof pitch is steep, about 30 degrees or more with the roof surface facing the street and visible from the street.
- The main buildings are modest in size and overall proportions, e.g. single storied with a hip or gable roof, or single-storied with attic rooms and dormer windows.
- Elements and arrangement of elements in the design (roof, veranda, porch, windows, doors, symmetry, rhythm etc.) follow historic precedent, or are a harmonious contemporary adaptation of these elements, their composition and proportions.

## Secondary buildings (garage, etc)

- Garages are separate from the main building, or is an inconspicuous lean-to carport at the side of the main building, or is out of view behind the main building.
- If seen from the street, the garage structures and door are inconspicuous, e.g. painted in a mid to dark tone and 'cool' hue so that it 'recedes' visually, and/or in shadow from nearby trees.

## Building materials and colours

- Materials follow historic precedent (painted weatherboards, corrugated iron roof, timber windows brick chimney, etc.) or are modern materials that are in harmony with heritage craft tradition.
- Painted surfaces are in traditional colours characteristic of older houses in the street.



# Greytown Heritage Precinct

## Driveway and parking area

- Driveway surface is inconspicuous and modest in scale, e.g. drive is narrow (one vehicle width) dark surfaced (asphalt or gravel or other surface/material that tends to visually merge with nearby ground and absorbs light).
- Driveway does not draw attention to the garage or garage door(s).
- On-site parking and turning areas are inconspicuous or not visible from the street.
- Footpath crossing is single lane (less than 3m), asphalt to match the footpath.



### Design Elements

- A. Simple roof form (hipped)
- B. Front verandah
- C. Painted weatherboard
- D. Driveway is narrow and contains gravel surface
- E. Garage is separate

## Garden trees

- Front and side garden areas contain mature trees that soften the profile of buildings and fencelines; trees frame entrance ways and driveways; trees place ancillary buildings and fences in shadow, reducing their visual impact
- Back garden areas have mature trees that appear above the roof outline when viewed from the street, forming a backdrop to the building
- Recently planted gardens have trees that will mature to have the positive attributes outlined above

## Front and side boundaries

- Front fence is about a metre high, made of painted timber pickets or wire mesh, through and over which plants protrude, softening the outline and reducing the visual 'solidity' of the fence; colours follow colonial traditions, avoiding strong or primary hues.
- Front boundary is clearly defined by a combination of fencing and mature, well-maintained plants, creating a formal or semi-formal continuous edge between the street and private property, for the width of the property (except for driveway and/or front path); the overall impression is of a screen of planting, through and/or over which it is possible to catch glimpses of the front garden and building, e.g. roof, and front façade or front entry.
- To the extent that properties have a building with negative attributes (see Table 1) the building is more or less densely screened with hedge-like boundary planting; plants are mostly evergreen species, providing year-round screening of the property.
- Where side boundaries are visible from the street, e.g. along driveways, there are mature trees and shrubs that disguise the fenceline and partly block views of neighbouring buildings.

### Design Elements

- A. Front fence is about 1m high, made of painted pickets.





# Introduction

## Intent

This Multi-Unit Design Guide supports the Wairarapa Combined District Plan by providing guidance to integrate multi-unit developments into the surrounding existing and planned residential context within the **General Residential Zone**. It promotes positive design outcomes for multi-unit developments, in residential zones and backs these up with best-practice guidance and examples. Multi-unit development refers to developments which provide more than one home on a single site.

This Design Guide is structured into four sections:

- **Site Layout** covers the design elements that concern the siting of the development and how this relates to the surrounding context (open space, streets and neighbouring residential buildings).
- **Built Form & Appearance** covers elements related to the shape of the building and its relationship to the surrounding environment both on and off-site.
- **Amenity, Landscape and Sustainability** covers how to integrate the building into the site to improve both the experience and function.

Each section provides **section heading** (sometimes accompanied by explanatory text) and numbered **guidelines** which help achieve these outcomes. Indicative **diagrams** and **photographs** provide supporting examples of the guidelines. **Advice notes** provide more detailed examples or explain the guideline further. This format is outlined on the following page.

## Using this guide as part of a Resource Consent

The District Plan contains a number of objectives and policies that will be relevant in the context of multi-unit residential development. This design guide is intended to assist with the assessment of a proposal in meeting these objectives and policies where a consent is required. The design guide is also referred to as a Matter of Discretion within a number of District Plan rules.

## General guidance

Where a proposal is a permitted activity, use of this guide is strongly encouraged to help inform the development to achieve best practice design outcomes.

## Preparation of a Design Statement

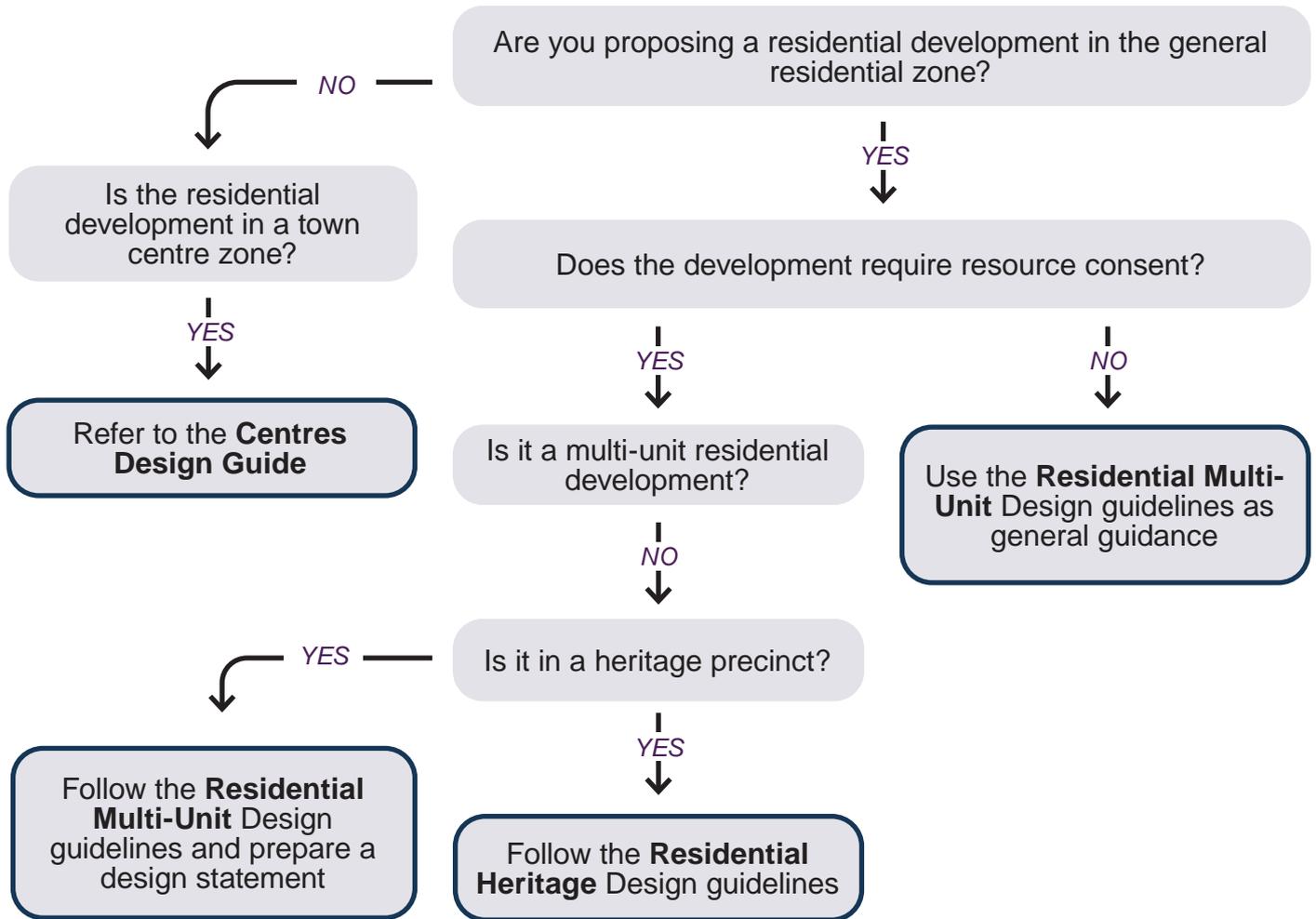
It is expected that a Design Statement will be included within the resource consent application to explain how the proposal meets the principles and guidelines of the Design Guide. The Design Statement provides applicants with the opportunity to explain which guidelines are relevant to the proposal, and how they have been applied.

A Design Statement should include:

- A description of the proposal (site and context);
- An overarching statement that explains how the proposal meets the relevant design **principles**
- A description of how the proposal meets each relevant **guideline**;
- Where the proposal does not meet a **guideline**, a description of:
  - *the alternative approach taken;*
  - *why this is appropriate; and*
  - *how the alternative approach enables the proposal to meet the overarching design principles.*

DRAFT

## When to use this guide



## How to use this Guide

### Section heading

Explanatory text, explanatory text.

X Guideline, guideline

**Explanatory text** provides further contextual information about the design matter being addressed under the **section heading**.

Numbered **guidelines** are individually presented in the table.

**Diagrams** or **photographs** provide visual advice notes. They illustrate the relevant design principles (identified by the relevant **guideline number** in the blue circle), rather than describe approved design solutions.

DRAFT



## How to use this Guide

### Application of Design Guide

The Multi-Unit Residential Design Guide applies to any multi-unit development within the **General Residential Zone**.

These guidelines only refer to the site and site context. For design advice relating to the interior function of the building, further design advice can be found in the Ministry for the Environment's *National Medium Density Design Guide*.

## Design Principles

### Design Principles

The way we design buildings to respond to the surrounding context influences the way we experience our urban environments, both on-site and at a wider scale. How a building looks is subjective, good design is about successfully integrating new buildings into the existing environment, to help transition into the planned environment. It also provides functional and comfortable living environments. The following principles have been developed to promote high quality design that contributes to the existing and future urban residential environment of the Wairarapa. These principles describe the design outcomes that are sought to be achieved by the design guidelines.

---

Integrate and connect new housing with public realm and surroundings

---

Provide appropriate built form and design that assists transition from a low density environment to a medium density one as residential development increases

---

All new development is designed to contribute positively to the amenity, visual quality and vibrancy of the streetscape

---

Allow for increased density while providing an appropriate level of privacy and enjoyment of private residential spaces

---

Dwellings are designed to enable a range of people to access, live in and enjoy them, regardless of any disability or stage in life.

---

New development responds to the unique characteristics of the surrounding natural and built environment

---

Where applicable, contribute to or respond to the area's character and heritage values

---

**DRAFT**

# Site Layout

## Siting and street frontage

The configuration of a development on a site and its relation to adjoining public space is an important consideration to ensure good amenity and reduce overshadowing and privacy effects on adjoining sites. Having a defined front and back, as well as a clear delineation between public, semi-public and private spaces contributes to the legibility of the site and street.

The setback and frontage of a building also contribute to a socially active and safe environment, while the front yard provides additional amenity for residents and a setting for the dwelling.

- 1 Design buildings so that the front of the dwelling(s) is facing the street or public space.
- 2 Configure dwellings so that there are habitable spaces located at the front of the building, with windows or balconies overlooking the street or public space.



- 3 Design entrances to be clear and direct from the street to the front door to help visitors understand where to go and enhance community safety.
- 4 Use low planting or visually-open fencing within the front yard. This creates an important buffer between the street or accessway and the private home that can enhance the safety and comfort of residents.
- 5 Where rear units are located towards the back of the site and therefore do not front a street or public space, the same principles apply as above, however to the accessway rather than the street.
- 6 Where a primary outdoor living space fronts a street or public space, a taller fence may be appropriate. Design this fence to be at least 50% visually permeable.



DRAFT

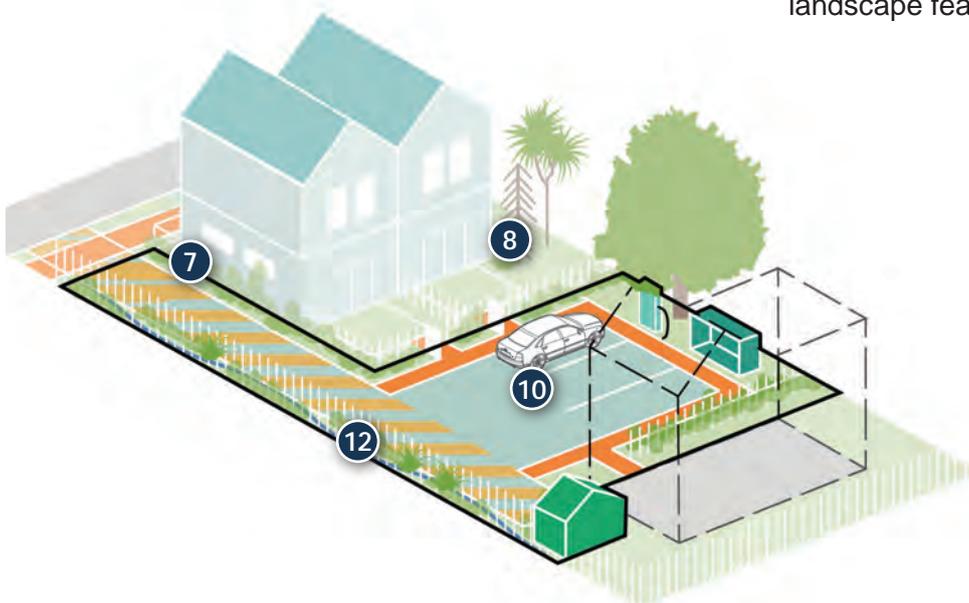
## Access and movement

The location, type and design of pedestrian and vehicle access can have a significant bearing on the streetscape, site layout and building design.

Circulation networks should be legible and provide a safe environment for pedestrians and cyclists.

Garages should be sensitively integrated into any development as they can have a significant impact on its overall layout and design as well as on the associated streetscape.

- 7 Minimise the number of additional vehicle crossings provided for any new development.
- 8 Use landscape treatment to screen and provide visual breaks in large communal parking areas.
- 9 Design garages and carports to be set back from the front façade of the dwelling(s) to minimise visual dominance and increase visibility of main pedestrian entries.
- 10 For multi-unit developments, consider a common location for car parking. This enables the site to be used efficiently, and can reduce the amount of hardstand.
- 11 Differentiate pedestrian access from vehicle access through variation in surface treatment or texture. Preferably, pedestrian and vehicle access should also be separated by a buffer such as vegetation or a raised surface.
- 12 Locate communal parking deep into the site off the street, and screened by buildings and landscape features.

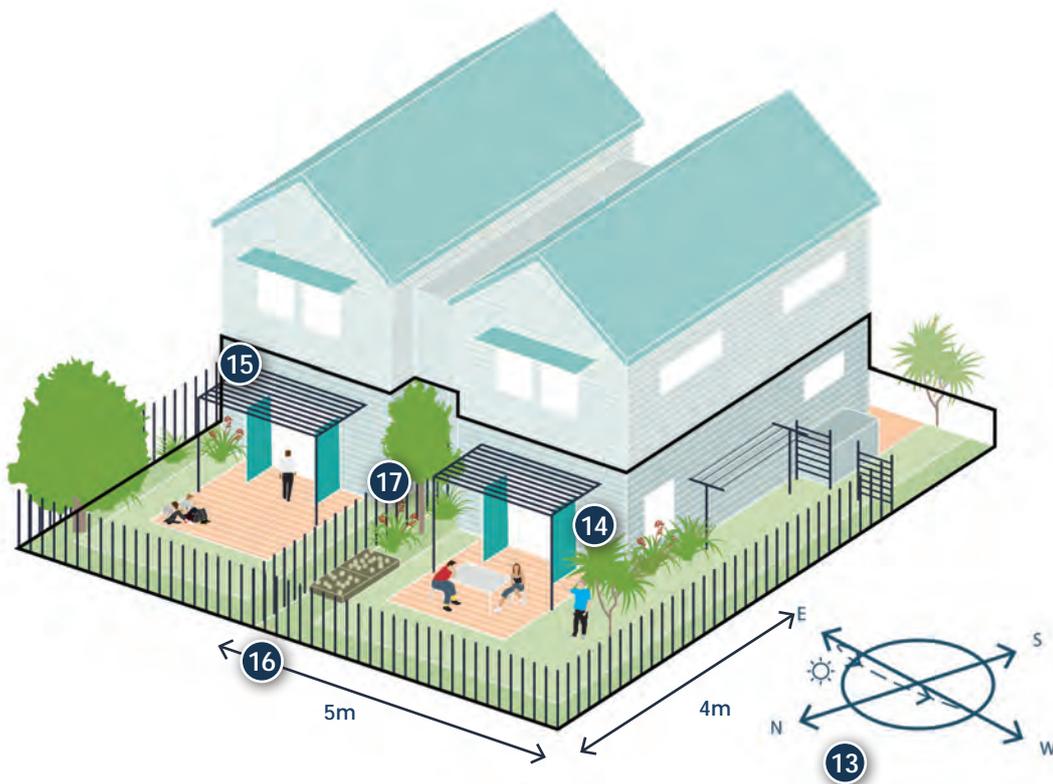


## Outdoor living space

Outdoor living space is an important consideration when designing intensive residential developments and should be considered early on in the design process to ensure it is an integral part of the development.

Higher densities often result in a reduction in the amount of outdoor space available to residents, influencing the sense of privacy and level of individual amenity experienced. Outdoor space allows residents to be able to enjoy a range of activities, express personal and creative identity around their property and, in the case of communal open space, provide for casual social interactions.

- 13 Locate primary outdoor living spaces so that they are oriented to the north, east or west for maximum sunlight.
- 14 Design primary outdoor living spaces to have direct access off well-used internal living spaces (such as lounge or dining areas).
- 15 Consider the need to provide shade in the summer months, either through vegetation such as deciduous trees, or through methods that integrate with the building, such as eaves, verandas or balconies.
- 16 Provide functional outdoor living space by carefully considering the dimensions of the space. Wide or square spaces (i.e. ones that allow for the placement of outdoor furniture) are more efficient than long and narrow spaces.
- 17 Provide screening and landscaping to increase privacy for residents, and reduce overlooking into neighbouring properties.

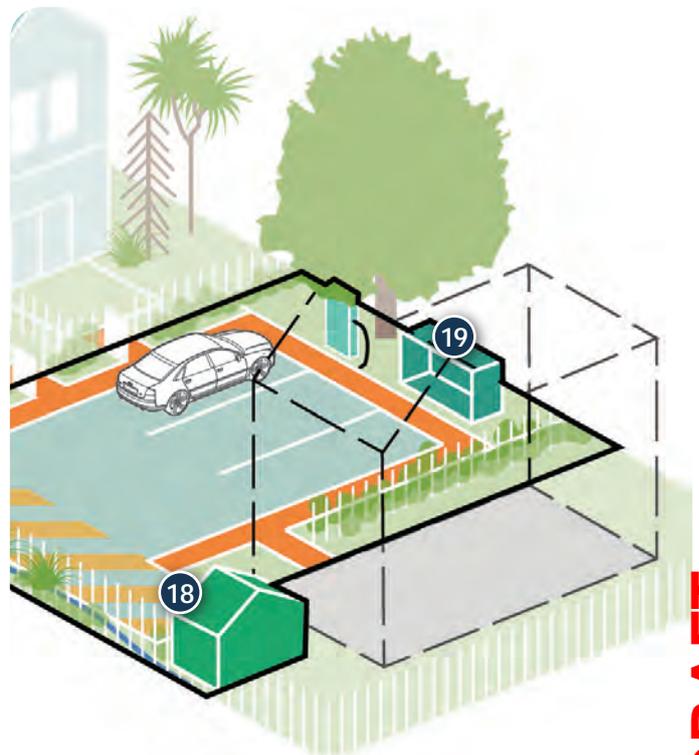


DRAFT

## Storage, waste and service areas

Integrating storage, waste and service areas into the overall site design can have a beneficial effect on the amenity and quality of a development. Considering how waste is managed, stored and collected, as well as the location of storage, including bicycle storage, and service areas, helps to minimise visible clutter that could create lower standards of amenity and poorer impressions of an area.

- 18** External storage (including for bicycles, recreational or maintenance equipment) should be convenient, secure, and integrated as part of the building design.
- 19** Where developments cannot locate storage or service areas in the side or backyard, minimise the visual impacts of these by integrating them into the design of the dwelling and appropriately screening or landscaping these from the street.
- 20** Locate communal storage spaces so that they are accessible from common spaces.
- 21** Locate delivery and rubbish collection areas at the rear or side of the building and away from pedestrian environments and residential activities. This avoids potential health and safety hazards or nuisances for adjacent dwellings or outdoor living spaces.
- 22** Waste areas should be able to accommodate all waste bins and have a clear connection to the collection area.
- 23** Locate storage and service areas away from the street, other public spaces and commonly used communal areas. These are generally best located in the side or backyard, and obscured from public view.



**DRAFT**

# Built Form and Appearance

## Building mass and height

Building height contributes to achieving more intensive residential development as it can enable more effective utilisation of a site while maintaining a low footprint. A visually attractive design can help to mitigate any potential adverse effects arising as a result of building mass and height.

In the Wairarapa region a pattern of single dwellings on individual sites predominate. In light of the increased level of intensification anticipated by the District Plan it is important that the layout and form of any new, larger scale development considers its context and its relationship with the surrounding environment.

- 24 Design building mass and height to create visual interest, minimise physical dominance, and minimise potential shading or privacy effects on neighbouring sites.
- 25 If a mix of building heights are provided on site, consider locating the tallest building elements on the street. Benefits include more eyes on the street and increased privacy for residents on site.
- 26 To minimise the effects of physical dominance, consider: breaking the form of the building using variation in facade treatment. Examples include:
- stepping the upper stories back from the street;*
  - introducing variations in facade treatment (for example, through balconies, shading devices or porches);*
  - create visual interest through modulation*
- 27 Reduce the effects of building mass by introducing variation into the roof line.
- 28 Break up walls through well composed building elements that provide visual relief and interest, while serving important functions. For instance, porches, balconies, and screens can offer weather protection, sun shading, help identify front doors, provide private open space, enhance community safety, and protect privacy.
- 29 Avoid long, linear, blank walls without doors, windows or associated design features.
- 30 Varying forms, features and materials is not just limited to buildings. This could apply to other larger-scale features, such as fences, storage sheds and bin storage.



DRAFT

# Built Form and Appearance

## Materials

Building design and use of materials make an important contribution to the effective integration of higher density residential development into the street environment.

The main factors that influence the appearance of a building are scale, modulation and the articulation of its form and façade. The choice of materials used can also affect the appearance of a development, how well it performs and endures over time and its ongoing sustainability and resilience.

- 31 Consider increasing the visual prominence of buildings on corner sites through the use of different materials, colours or roofline.
- 32 Where possible, use robust materials that are easy to maintain and retain their long term appearance. This is particularly important in areas that are prone to increased wear such as communal spaces.
- 33 Where possible, use sympathetic or complementary colours and materials, including those that are locally sourced.

## Entrances

The entrance to a building makes an important contribution to the way a building is experienced.

Balconies and entrances provide visual interest by breaking up a façade; they also add a human scale to intensive residential developments and can positively contribute to the overall appearance of a building when designed well.

Visible activity on the ground floor and street facing façade enhances public safety through passive surveillance and creates opportunities for social interaction.

Balconies also offer a good way of providing outdoor living space on a street facing façade and contribute to reducing the effects of building mass.

- 34 Consider subtle variation to entrances (e.g. colour, design), or enable occupants to personalise in order to differentiate units and increase legibility.
- 35 Ensure entrances (as well as address and letterbox) are clearly defined and visible from the street to enable them to be easily located and accessed.
- 36 Design entrances to provide weather shelter (e.g. canopies or overhangs) with suitable lighting incorporated into the design.



# Amenity and Sustainability

## Landscape treatment and design

Landscape design can greatly improve the amenity, experience and integration of intensive residential development into a street or neighbourhood. The implementation of carefully considered landscape design can help to enhance different design elements, such as the screening or softening of hardstanding areas (driveways, parking, services areas), mitigate the effects of building bulk and offer amenity and environmental benefits.

Coordinating landscaping and water management early in the building and site design process can increase opportunities to more effectively integrate landscape treatment into outdoor living space, traffic circulation routes, service locations and the interface between the public and private domain.

- 37 Where possible, retain mature and healthy vegetation and integrate these into the site development.

---

- 38 Use planting to improve the outlook from dwellings and the street and to soften hard surface areas such as car parks, service areas or along internal site boundaries and driveways/shared accessways.

- 39 Where possible, maximise opportunities for robust landscape treatment and permeable surfaces in footpaths, roofs, courtyards, and rear yards. Consider using hedging or climbing plants where space is constrained.

---

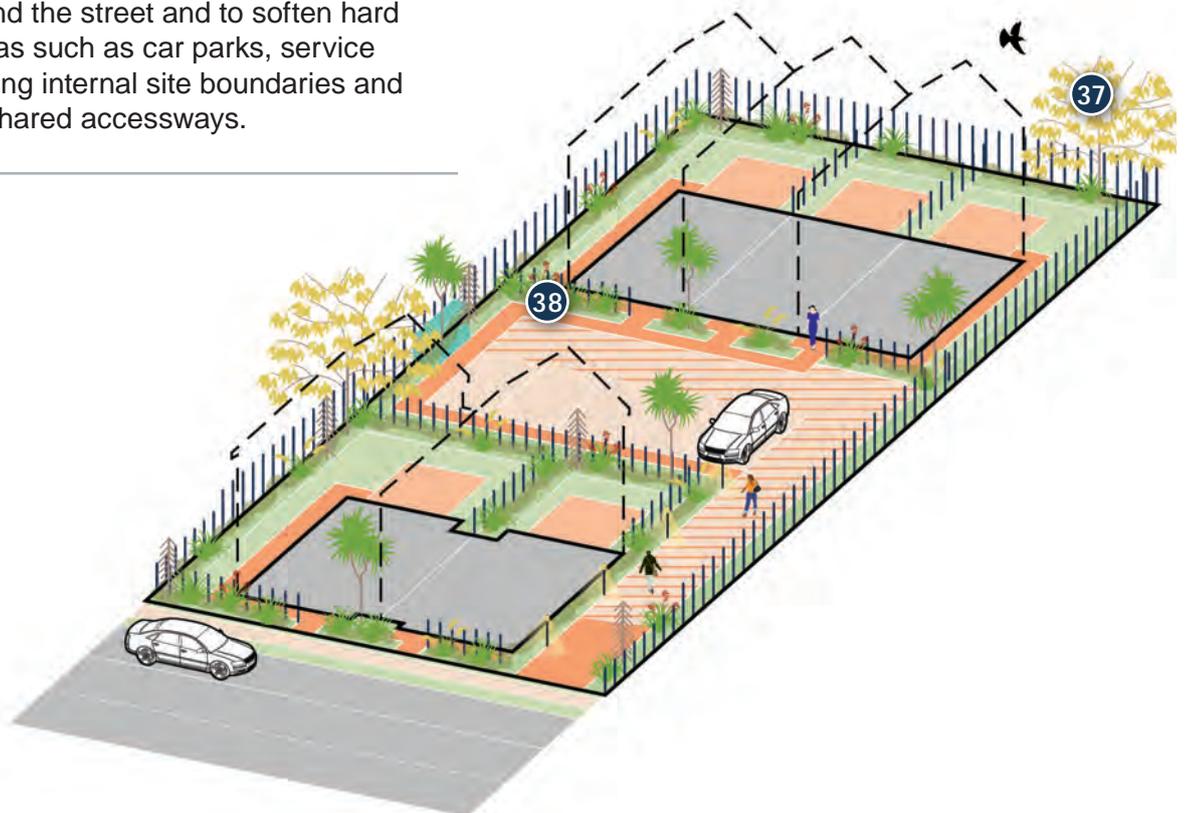
- 40 Where possible, choose plants that are appropriate to the climatic conditions and character of the area; planting species that require low maintenance and attract local bird life is also encouraged.

---

- 41 Where possible, use hard landscape elements such as low walls, kerbs or raised beds within the design as these can provide protection to plants and, where integrated into the site design, can add to the visual amenity of outdoor spaces.

---

- 42 Integrate permeable stormwater surfaces and other low impact urban design initiatives into the overall design. The use of permeable paving in locations such as parking spaces/ areas is encouraged.



## Sunlight, daylight and energy efficiency

Adequate access to natural light is an important consideration in designing the layout of a site, particularly any opportunities to capitalise on a northern aspect. It is also a key consideration in siting and designing the internal layout of associated dwellings as it not only provides a warm and pleasant internal living environment but helps to increase energy efficiency.

An energy efficient home promotes sustainable living, limits the impact on the environment by relying on sustainable energy sources and can produce long term cost savings to residents.

Integrating efficient passive design into a building contributes to a more comfortable indoor environment by increasing the thermal stability, reducing indoor condensation and promoting natural ventilation; it also helps reduce energy usage.

Energy efficiency should be considered during all phases of development, from planning and design (e.g. internal layout and building systems) through to construction (e.g. minimising waste) and long term maintenance (e.g. using durable materials).

**43** Orient the house and key rooms for sunlight and warmth to improve energy efficiency. This is best achieved by aligning longer façades to maximise the benefits of the sun, placing main living areas on the north or west side, and providing generous ceiling heights.

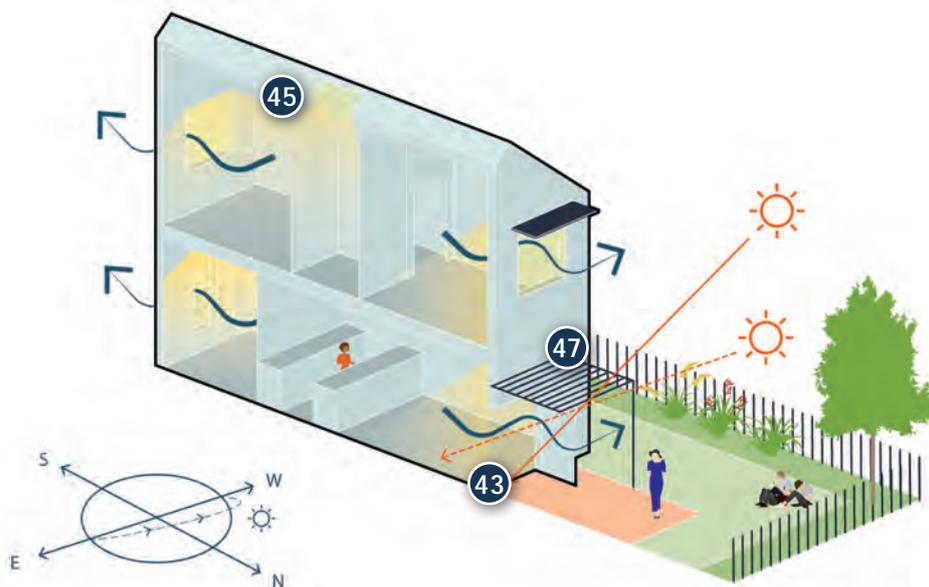
**44** If buildings are relatively deep and narrow use larger floor to ceiling windows to allow for deeper sunlight penetration.

**45** Consider the use of skylights, atriums or light wells to provide sunlight access to internal spaces with no external walls.

**46** In order to maintain sunlight access, high level windows or louvres should be considered where privacy is an issue.

**47** Consider shading devices, such as deeper eaves, louvres, and balconies, help maintain indoor comfort in the summer, while still allowing sunlight to heat rooms in the winter.

**48** Limit the total window surface on south facing façades to prevent heat loss in winter.



# Amenity and Sustainability

## Privacy and safety

The orientation of dwellings and their interface with public and communal open spaces are important safety and privacy considerations. In designing for safety and privacy, adequate account needs to be taken of the relationship of new and adjoining buildings to ensure a successful balance is achieved between protecting private amenity and providing opportunities for passive surveillance.

- 49 Orientate houses or their outlook to the street and internal spaces within the development. This is a good way to redirect or extend views, manage privacy and provide access to more sunlight.
- 50 Consider staggering window locations in buildings that face each other, to limit direct views into adjacent habitable rooms.

- 51 Clearly delineate boundaries between private, communal and public spaces as this increases user perceptions of safety and helps to identify intruders.
- 52 Strategically locate communal open space to encourage passive surveillance within the development and of adjoining sites.
- 53 Design external lighting to enhance wayfinding and community safety.
- 54 Where outdoor living space is provided in the form of a balcony, locate and design balconies to overlook streets, public open spaces, or communal outdoor living spaces.



DRAFT





DRAFT



SOUTH WAIRARAPA  
DISTRICT COUNCIL  
*Kia Reretahi Tātau*



# Wairarapa

# Industrial Design Guide



SOUTH WAIRARAPA  
DISTRICT COUNCIL  
*Kia Reretahi Tātau*

## About this Guide

This Design Guide has been prepared for the Waingawa Industrial Area to provide direction to the design of future industrial development that helps to achieve an integrated design vision for the area. The guidelines aim to protect and enhance surrounding rural amenity values and to create a cohesive, integrated industrial landscape. Measures are incorporated in the Design Guide to mitigate the potential adverse effects of industrial development, and to provide for opportunities for environmental enhancement during the development of the area.

This Guide recognises the prominent location of the Waingawa Industrial Area (on State Highway 2) and the open and generally exposed rural landscape of its environs. It also recognises that development within the area may have adverse effects on the natural systems within the locality, notably the Waingawa wetland and stream, and encourages ways to protect if not enhance these features and their values.

This Guide also seeks to recognise the need to provide for a wide range of industrial activities that may occur in the Waingawa Industrial Area, with differing development and operational requirements. There is therefore great flexibility in how the elements of this Guideline may be implemented on a specific site-by-site basis.

These guidelines are to be used:

- To provide people with information about the environmental needs and requirements for the Waingawa Industrial Area
- To provide both general and technical information for planning and design consultants in preparing or assessing development plans, design statements and consents
- To provide decision-makers with the necessary information to guide their assessment of development proposals
- To build on to and add greater depth of understanding and meaning to the Waingawa Industrial Area design objectives

The Design Guide is to be read in conjunction with the Structure Plan prepared for the Waingawa Industrial Area, and other supplementary information.

Whilst this guide has been prepared for Waingara, this guide is considered to be relevant as guidance to other general industrial zones in the Wairarapa.

## Design and Planning Objectives

### Objectives

---

Provide flexible opportunities for industrial development

---

Work with the rural character and pattern of the land

---

Protect and enhance natural assets

---

Promote social interaction

---

Promote a cohesive identity

---

Protect adjoining properties and amenity values of those living in the rural area

---

**DRAFT**

# Access and Circulation

## Pedestrian access

- 1 Pedestrian and cycle access is to be provided throughout the site in the form of footways along all primary and secondary access roads, and cycle paths along all primary access roads. Internal footpaths and cycle paths are to be connected with local linkages or paths outside the industrial area where appropriate.

---

- 2 The main pedestrian entrance to each building shall be clearly visible and lit.

---

- 3 Bicycle racks or enclosed bicycle parking for employees and visitors are encouraged.

---

- 4 Along primary access roads (type T1) there is to be provision of footways and cycle paths on both sides of the carriageway, divided by a minimum 1m wide landscape strip that includes street tree planting at 10m intervals.

---




## Vehicle access

- 5 There shall be a road hierarchy distinguishing between primary access roads, secondary access roads, and service lanes within the Waingawa Industrial area. The different road types are to be distinguished by their total formation width, which shall comprise a motor vehicle carriageway, car parking, pedestrian access, berms and street tree planting. Road layout shall be in general accordance with the Structure Plan. All primary access roads shall provide for a continuous circulation loop within the Waingawa Industrial Area, and shall ensure connection across property boundaries as appropriate.

---

- 6 Secondary Access roads are shown indicatively on the Structure Plan; notwithstanding their location, such roads should be planned to connect to a primary access road at each end and not form cul-de-sacs. Roading patterns are required to be in general accordance with the landscape pattern of the area, which has a strong northeast-southwest grid characteristic.

---

- 7 Roads should be laid out to ensure maximum flexibility for subdivision into a range of lot sizes to cater for both large and small industries whilst future proofing the ability for the Waingawa area to accommodate new activities, particularly where they link to future potential development. Small lots should be clustered together, with access from secondary roads in preference to primary access roads.

---

- 8 Service lanes are to be designed and designated for servicing and trade access only.

---

- 9 Driveways are to be shared between neighbouring lots where appropriate.

---

- 10 All truck manoeuvring areas are to be located fully within each individual lot. A minimum of two road entry/exit points must be provided, unless there is a shared access arrangement between properties.

**DRAFT**

## Access and Circulation

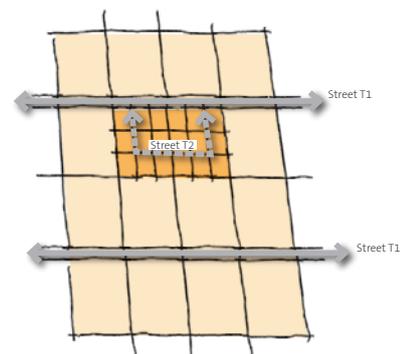
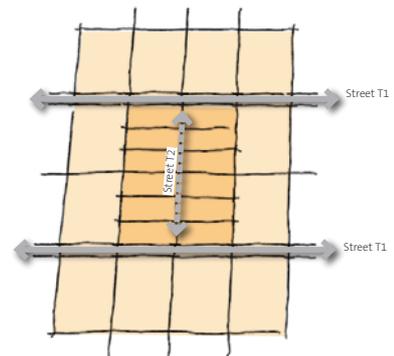
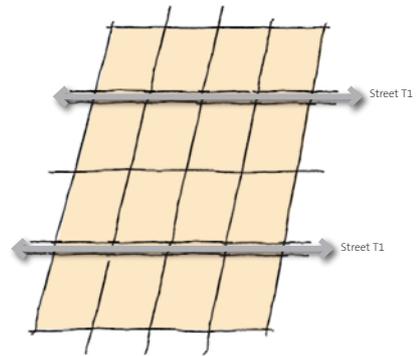
- 11 Primary access roads should include street planting.

---

- 12 Secondary access roads (T2) should include 2.5m landscape berm on one side of the carriageway and a 4m wide landscape berm on the other side of the carriageway. Street trees on both sides of the road shall be in the form of individual plantings at alternating centres of 7.5m along the road (i.e., at 15m intervals on one side), or as continuous shelter belts as indicated on the Structure Plan.

---

- 13 Unless otherwise specified by this Guideline, all roads, parking and access points need to comply with the Transport Chapter of the Wairarapa Combined District Plan.



DRAFT

# Protection of Natural Assets

## QEI Wetlands

- 14 The freshwater wetland system to the north of the development (the “Waingawa Wetland”) has been incorporated into the Structure Plan as an ecological site with regional significance, recognising that development in its immediate vicinity may not only adversely affect its physical characteristics and its ecological values, but also may actually present opportunities to enhance its ecological values.
- 15 There shall be a minimum of a 20m wide buffer around the wetland margin to prevent any further encroachment and to define the wetland edge from surrounding development.
- 16 A management plan is to be provided when developing lots that include any part of the wetland area identified in the Structure Plan, unless the wetland area is to be vested with the District Council.
- 17 In the long-term, increased public access to and around the wetland is to be encouraged and may provide benefits in terms of maintenance, funding, weed control, and replanting.



## Existing streams

- 18 There shall be a greenway to contain and buffer the Waingawa Stream: the indicative width is shown on the Structure Plan. The greenway is to include detention areas for peak stormwater events. Generally, public access to the greenway is to be encouraged, and a secondary road must be located along at least one edge of the greenway, running approximately north/south. Secondary roads running along both edges of the greenway are to be encouraged.
- 19 The treatment of the relationship between the secondary road and the greenway are to be as shown on the relevant cross section for Street Type T2.
- 20 Appropriate indigenous riparian planting within the Waingawa Stream Greenway is to be encouraged.
- 21 The existing modified stream in the western corner of the Waingawa Industrial Area is to be re-diverted to within the 30m wide green buffer and shelterbelt along the boundary with Wiltons Road (the diversion would allow the development and use of this part of the Waingawa Industrial Area).
- 22 There shall be a minimum of 5m building setback from existing streams not contained within the Waingawa Stream Greenway.



DRAFT

## Character

- 23 The character of the surrounding area is open but structured, with rural lifestyle blocks to the west, open pastoral land to the north and south and the Waingawa River to the east. Lines of trees, shelterbelts, roads, fencing and property boundaries lend a strong sense of direction to the land and are intermittently contrasted by natural forms such as the fault line escarpment and watercourses. To promote the integration of development within the Waingawa Industrial Area into the broader landscape, as well as to minimise the effects of large building forms and other industrial characteristics, the following measures are sought:
- Existing rows of trees and shelterbelt planting that reinforce the circulation to and from SH2 are to be retained or replaced with additional tree and shelter planting that will visually break up the Waingawa Industrial Area, providing elements of screening and a sense of openness whilst relating form back to the natural grain of the landscape.
  - Additional shelterbelts and landscape buffer area are to be provided in general accordance with the structure plan.



DRAFT

## Existing Trees

- 24 The existing Group of Bartrum's Oak trees (*Quercus x hetrophylla Regis*) along Norman Avenue are considered to provide a high degree of landscape amenity. A group of the 63 healthiest trees have been identified and registered with the Royal New Zealand Institute of Horticulture as notable (registration No. 255). This group is also recognised and protected within the District Plan (TC1).
- 25 Valuable characteristic include a rarity in New Zealand of the species, the combined group value and avenue arrangement. These trees and supplements to ensure a future continuation/succession of the avenue are to be retained and incorporated sensitively into any development or roading, in a manner that ensures its future viability within an industrial environment.
- 26 An open space corridor of 60m along Norman Avenue is proposed to contain the trees and provide a boulevard linking SH2 to the wetlands as a greenway on the structure plan. This area shall be planned and designed as a reserve. Additional planting of Bartrum's Oak will enhance this asset.
- 27 The retention and enhancement of existing shelterbelts along northwest-southeast alignments and their incorporation into subdivision layouts is required, while the incorporation of existing trees into subdivision layouts as features or focal points is to be encouraged (refer to Structure Plan for location).
- 28 The row of existing shelter trees along the edge of Wiltons Road is to be retained and enhanced by supplementary tree planting as indicated on the Structure Plan.



# Site and Location

## Grading and drainage

- 29 Modifications to finished grades and any overland flow paths are to be minimised.
- 
- 30 Benching of land for building platforms that leaves terracing or retaining visible to public areas should be avoided; where level platforms and stepped landforms are required they should be evenly graded back to existing levels in natural forms in character with the surrounding landscape. Banks should have a maximum 1:4 slope and be planted.
- 
- 31 On-site stormwater systems shall be provided where calculated stormwater discharges from impermeable surfaces is greater than the permitted parameters (refer to infrastructure section). On-site stormwater retention and cleansing systems are to be connected to the reticulated stormwater system ensuring all discharged water from the site is clean.
- 
- 32 Where possible, stormwater retention measures should be incorporated into roof-top and site drainage systems. Roof-top water should ideally be captured and stored for irrigation and other purposes to reduce water demand and also peak flows in the reticulated stormwater and storage system.
- 
- 33 The design and operation of stormwater systems to ensure that only clean surface water runoff flows into the common stormwater swale and water bodies. Vegetated bio swales and other practical ways of filtering out sediment and impurities are to be encouraged.
- 

## Car park and service areas

- 34 On-site car parking must be safe and convenient within an efficient internal circulation pattern. All outdoor car parking areas and service lanes are to be managed and concealed as much as possible from street view by good building siting, and, where needed, using selected planting and hard landscaping.
- 
- 35 Loading and unloading service entrances and lanes are not to be visually dominant from State Highway 2, Wiltons Road, Norfolk Road, or internal streets, and generally should be located at the side or rear of buildings.
- 
- 36 Outdoor storage and rubbish areas shall be suitably screened from public view.
- 
- 37 Maximum site coverage for car parking and service areas (not including storage / service areas associated with commercial operation) is 25%.
- 



Car park screening

# Landscape

A qualified landscape/horticultural professional or experienced landscape specialist must be consulted to ensure appropriately designed proposals are prepared as required, particularly for proposed public areas (such as roads, greenways) or for landscaping used to screen or buffer the industrial area from public areas or rurally zoned properties.

## Planting

**38** All on-lot planting should be designed and selected to project a high quality image matching the overall objectives for Waingawa Industrial Area. Species selection shall reflect the overall design and use, being appropriate to the climatic and contextual conditions.

**39** Simple large scale robust planting design is encouraged as opposed to smaller species groupings of 'garden' character. Where appropriate, planting should reinforce the legibility of the site layout: for example, to identify entrances.

**40** The inclusion of climbing plants to create 'green walls' is encouraged to appropriate building façades.

**41** All trees are to be planted at a minimum size of 95Pb. They are to be planted and guyed in accordance with horticultural best practice. All Trees shall include a 1.2m dia mulch surround or adequate mowing strip to prevent damage from adjacent grass cutting operations.

**41** All new trees are to be adequately protected from strong winds during establishment in a method that will allow adjustment to the environment i.e. semi open screening not fully enclosed. Species selected for windy locations should be suitable for the conditions.

**43** Where landforms or bunding is utilised as screening particularly within buffer areas, trees should not be planted on top of the bunds but either in front or behind to reduce the likelihood of damage and growth in an irregular form by way of the strong prevailing winds.

**44** On-site shrub and groundcover areas shall have a minimum width of 1.5m and a maximum width of 5m (excluding buffer areas). The use of mulch is encouraged to prevent weed growth. Planting densities should reflect good horticultural practice in accordance with each species.

**45** Planting specifications should include information on topsoil, fertilizers, plant quality, wind protection, and ground preparation to reflect landscape industry best practice.

**46** Planting areas must be specified with adequate topsoil depths, typically:

- 1-1.5m for trees
- 600mm for hedges
- 450mm for shrubs
- 300mm for groundcover
- 150mm for lawn Preferred species are listed in the Recommended Plant Species List.



Native species appropriate to the climate



Simple robust planting design

## Maintenance

- 47** On-site landscape areas along roads shall be planted with a combination of trees, ground cover, and grass. Species appropriate to the climatic and contextual conditions are required. Irrigation or provision of a nearby hose connection is recommended along building frontages. All planting is to be adequately maintained and watered during first 2 years establishment.
- 
- 48** All hard and soft landscape visible to public areas must be maintained in good order. Any plant materials or trees that do not survive must be replaced by the property owner / leaser on an ongoing basis.
- 

## Fences and screening

- 49** A buffer strip of 10m is required between lot boundaries to any boundary with State Highway 2 or adjoining Rural Zoned land in the form of a green buffer, planted to provide visual screening.
- 
- 50** A buffer strip of 30m is required from lot boundaries to the Wiltons Road boundary in the form of a green buffer to be planted to provide visual screening.
- 
- 51** Parking and loading, container storage, rubbish and recycling, transformers and all outdoor storage areas shall be screened from adjacent roads, public areas and State Highway 2.
- 
- 52** Solid fences are to be avoided unless the lengths are shorter than 5m or if used as screening for outdoor storage. Generally, wire mesh or some other form of 'open' intervisible fencing is to be provided. Fences, walls and other structures exceeding 1.2m shall not be located on any road frontage.
- 
- 53** Fences, walls and screens higher than 3m will not be permitted, unless as wire security fencing at the rear or side boundaries. Any security fencing to the front of lots must be set back a minimum 5m from the boundary. Where visible from the street, all security fencing shall be carefully designed in combination with planting to address visual effects on the street.
-

## Lighting

- 54 All light fittings shall consider minimizing glare and light pollution to adjoining properties, buildings, roads, and the night sky.
- 55 The quality of fixtures, fittings and lighting poles shall match the quality of the building design. Metal halide (white) lighting is recommended. High pressure sodium (orange) or low pressure sodium (yellow) should not be used.
- 56 If fluorescent lighting is to be used it must be recessed into the building form. Flashing strobe lighting and exposed neon should not be used.



## Stormwater management

- 57 There is to be a sustainable approach to stormwater management within the Waingawa Industrial Area, with existing drainage channels and streams to be used for stormwater disposal and management, and detention areas and stream margins are to be designed to enhance ecological values and local biodiversity.
- 58 A 2m wide stormwater swale is to be provided adjoining one side of primary access roads where appropriate, which are to be used to collect stormwater and divert it to stormwater detention areas.
- 59 The first option for stormwater from roofs and hard stand areas is to soakage, with overflows discharging to clearly defined and protected overland flow paths. Where this option is adopted design of the soakage pit/field shall cater for a 10 minute, 10% AEP (1 in 10 year) event and overflow outlet adequately protected from scour. In all other respects design shall comply with the Building Act.



## Environmentally sustainable design

60 Building and site design should incorporate environmentally sustainable design initiatives and these will be an accepted feature of the external design and appearance of buildings.

---

61 All building owners and developers are encouraged to co-operate with neighbouring building owners to find synergies to allow exchange of energy / combine water recycling services or other natural resource use savings.

---

## Recommended Plant Species

### Street trees

#### Road Type 1 options:

<i>Fraxinus angustifolia</i> 'Raywood'	Claret Ash
<i>Fraxinus Ornus</i>	Manna Ash
<i>Northofagus fusca</i>	Red Beech
<i>Quercus hetrophylla</i>	Bartrams Oak
<i>Quercus palustris</i>	Pin Oak

#### Road Type 2 options:

<i>Alnus cordata</i>	Alder
<i>Gleditsia tricanthus inermis</i>	Honey locust
<i>Banksia integrifolia</i>	Banksia

### Shelter belts

*Populus Sp*

### Trees and tall shrubs

<i>Kunzea ericoides</i>	Kanuka
<i>Leptospermum scoparium</i>	Manuka
<i>Pittospermum eugenoides</i>	Lemonwood / Tarata
<i>Plagianthus regius</i>	Ribbonwood
<i>Pseudopanax arboreus</i>	Ribbonwood
<i>Pseudopanax lessonii</i>	Houpara
<i>Sophora microphylla</i>	Kowhai
<i>Cortaderia fulvida</i>	Toetoe

### Tall trees (buffer planting)

<i>Alectyron excelsa</i>	Titoki
<i>Knightia excelsa</i>	Rewarewa
<i>Podocarpus totara</i>	Totara

DRAFT



## Recommended Plant Species

### Shrubs

Anemanthele lessoniana	Pheasant's Tail Grass
Astelia fragrans	Bush Flax / Kakaha
Chionochloa flavicans	Miniature Toetoe
Coprosma species	
Corokia species	
Juncus pallidus	Pale Rush
Myrsine australis	Mapou
Olearia paniculata	Akiraho
Phormium cookianum	Mountain Flax
Phormium tenax	Harakeke Flax

### Groundcover

Astelia fragrans	Bush Flax / Kakaha
Carex species	Sedge
Phormium tenax	Harakeke Flax
Poa cita	Silver Tussock

### Planted detention swales / greenway

Astelia fragrans	Bush Flax / Kakaha
Carex species	Sedges
Coprosma species	
Cordyline australis	Cabbagetree / Ti Kouka
Cortaderia richardii	Toetoe
Juncus effusus	
Phormium tenax	Harakeke Flax
Plagianthus regius	Ribbonwood
Sophora microphylla	Kowhai
Sophora tetraptera	Kowhai



DRAFT



TE KAUNIHERA-Ā-ROHE O TARATAHI  
**CARTERTON**  
DISTRICT COUNCIL



**SOUTH WAIRARAPA**  
**DISTRICT COUNCIL**  
*Kia Reretahi Tātau*

## APPENDIX 6 – Relocatable buildings bond template

THIS DEED is dated the     day of                             20xx

BETWEEN [*name of land owner*] (“the Owner”)

AND [*choose relevant Council*] SOUTH WAIRARAPA DISTRICT COUNCIL | CARTERTON DISTRICT COUNCIL | MASTERTON DISTRICT COUNCIL (“the Council”)

### BACKGROUND

- A. The Owner(s) is/are the registered proprietor of land onto which it is intended to place a Relocated Building.
- B. Rule [*choose relevant Rule from applicable Zone*] GRUZ-R3(1) | RLZ-R3(1) | MUZ-R3(1) | TCZ-R3(1) | NCZ-R3(1) | GIZ-R3(1) | GRZ-R3(1) | SETZ-R3 | OSZ-R3(1) | SARZ-R3 | MPZ-R3(1) | FUZ-R3(1) of the Wairarapa Combined District Plan classifies Relocatable Buildings as a Permitted Activity provided they comply with the Performance Standards specified in the applicable rule.
- C. The Performance Standards require that the Owner provide a Relocatable Buildings Bond in favour of the Council to secure the performance of the Reinstatement Works required to the exterior of the Relocatable Building in accordance with the Building Pre-Inspection Report.
- D. The Owner and the Council have agreed that the performance by the Owner of the Owner’s obligations under this Relocatable Buildings Bond is to be secured by the provision of a Cash Deposit on the terms and conditions set out herein.

### NOW THIS DEED WITNESSES:

#### 1. INTERPRETATION

##### 1.1 Defined Terms

In this Deed unless the context otherwise requires:

“Act” means the Resource Management Act 1991 as amended from time to time, and includes any legislation enacted in substitution for that legislation;

“Bond” or “Relocatable Buildings Bond” means the Bond created by this Deed;

“Building Pre-Inspection Report” means a report prepared by an appropriately qualified person in accordance with the Relocatable Buildings rule and performance standard identifying the Reinstatement Works;

“Cash Deposit” means any sum or sums of money deposited in cleared funds with the Council from time to time by the Owner, any financial institution at the request of the Owner or other party at the request of the Owner, which have a value totalling the Quantum;

“Completion of the Reinstatement Works” means the date on which the Council confirms in writing to the Owner that the Reinstatement Works have been completed;

“Commencement Date” means the date on which the Relocatable Building is placed on the site, whether on temporary supports or otherwise;

“Council” means the [*choose relevant Council*] South Wairarapa District Council | Carterton District Council | Masterton District Council and its successors and assigns;

“Monitoring Sum” means the Council’s actual and reasonable costs for carrying out monitoring and administration in relation to the Reinstatement Works;

“Owner” means [*name of registered proprietor(s) of the land onto which the Relocatable Building is to be placed and who is/are to be bound by this Bond*] together with successors and permitted assigns;

“Performance Standards” mean the Performance Standards in Rule [*choose relevant Rule from applicable Zone*] GRUZ-R3(1) | RLZ-R3(1) | MUZ-R3(1) | TCZ-R3(1) | NCZ-R3(1) | GIZ-R3(1) | GRZ-R3(1) | SETZ-R3 | OSZ-R3(1) | SARZ-R3 | MPZ-R3(1) | FUZ-R3(1) of the Wairarapa Combined District Plan;

“Plan” or “District Plan” means the Wairarapa Combined District Plan;

“Quantum” means the sum as determined from time to time in accordance with clause 3.1;

“Reinstatement Works” means the extent of the work required to the exterior of the Relocatable Building as specified in the Building Pre-Inspection Report for the purposes of the District Plan. The exterior reinstatement works will not include matters regulated by the building legislation such as re-joining of the roof; re-joining of the building (if shifted in more than one section) or connection to foundations; but may include matters required by the District Plan for work to be undertaken and completed to the exterior of the building to a workmanlike standard and to achieve a tidy appearance, including, without limitation:

- a. Repair of broken windows and window frames;
- b. Repair of rotten weatherboards or other damaged wall cladding;
- c. Necessary replacement or repair of roof materials;
- d. Cleaning and/or painting of the exterior where necessary e.g. roof, walls, window frames etc; and/or
- e. Replacement and painting of baseboards or other foundation cladding.

“Relocatable Building” shall have the same meaning as the definition of “Relocatable Building” in Section 1 of the District Plan;

“Security” means the Cash Deposit;

“Site” means the whole of the land onto which the Relocatable Building is to be placed;

“Term” means the period from the Commencement Date to Completion of the Reinstatement Works.

## **1.2 Joint and Several**

- 1.2.1 References in this Deed to the “Owner” are references to the parties (if more than one) named in this Deed as the Owner jointly and severally, and the representations, covenants and

undertakings of the Owner in this Deed shall be deemed to be given jointly and by each of them severally.

## **2. THE BOND**

### **2.1 Undertaking to Comply**

The Owner undertakes to the Council to:

- a. complete, at the expense of the Owner, the Reinstatement Works as set out in the Building Pre-Inspection Report within the timeframe specified by Performance Standards in Rule [*choose relevant Rule from applicable Zone*] GRUZ-R3(1) | RLZ-R3(1) | MUZ-R3(1) | TCZ-R3(1) | NCZ-R3(1) | GIZ-R3(1) | GRZ-R3(1) | SETZ-R3 | OSZ-R3(1) | SARZ-R3 | MPZ-R3(1) | FUZ-R3(1) of the District Plan or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing; and
- b. promptly remedy any breach by the Owner of its obligations under this Deed within seven (7) days of a request in writing by the Council to do so, or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing.

### **2.2 Council Right to Access**

The Council may from time to time, under section 171 of the Local Government Act 2002, enter onto the Site to ascertain whether the Reinstatement Works have been completed to the satisfaction of the Council.

### **2.3 Council Right to Rectify**

If the Owner fails to comply with the Owner's obligations, or any of them, referred to in clause 2.1 within seven (7) days of receipt of the notice in writing from the Council referred to in clause 2.1(b), or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing, which notice shall refer to the failure and request the failure to be rectified, then:

- a. the Council may (but shall not be under any obligation to) undertake, or procure that its contractors undertake, all or part of those obligations referred to in the notice;
- b. for that purpose, the Council (including its contractors and assigns) may, at all reasonable times, enter the Site, including any Relocatable Building on the Site; and
- c. the Owner will pay to the Council upon demand the amount of all costs, expenses, liabilities and other amounts incurred by the Council under or in connection with the exercise by the Council of its rights under clause 2.3(a) and (b), less the amounts paid to the Council and which the Council is entitled to retain on its own behalf from the Security under clause 4.1 or otherwise.

### **2.4 Provision of Security**

To better secure to the Council the completion by the Owner of its obligations under this Deed and the District Plan, the Owner undertakes on or before the date the Council issues a building consent to relocate the building to the Site, to deposit into a bank account in the name of the

Council, with a bank nominated by the Council in cleared funds, the Cash Deposit totalling the Quantum.

## **2.5 Application of Security**

- 2.5.1 The Council may, from time to time, apply all or part of the Cash Deposit for payment of the Monitoring Sum which sum shall be deducted from the Cash Deposit before or on repayment of the balance of the Cash Deposit upon Completion of the Reinstatement Works in accordance with clause 3.2.1.
- 2.5.2 If the Owner fails to comply with any of its obligations referred to in clause 2.1 within seven (7) days of receipt of a notice in writing from the Council, which refers to the failure and requests the failure to be rectified, or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing, then the Council may, from time to time apply all or part of the Cash Deposit for the payment of any sum payable by the Owner to the Council under this Deed and/or the Act, including any sum incurred by the Council under clause 2.3 of this Deed, or retain all or part of those proceeds to cover amounts as reasonably estimated by the Council to be incurred or which may (in the reasonable estimation of the Council) be incurred by the Council or its contractors under clause 2.3 or in respect of those matters.

## **3. QUANTUM PROVISION AND RELEASE OF THE SECURITY**

### **3.1 Quantum and Provision of the Security**

- 3.1.1 The Quantum of the Bond as at the Commencement Date shall be one hundred twenty five (125) percent of the estimated cost of the Reinstatement Works as established by the Pre-Inspection Report. A loading of 25% of the estimated cost of remediation is added to protect the Council from price fluctuations.
- 3.1.2 For the avoidance of doubt, the Quantum of the Relocatable Buildings Bond does not include any bond required by the Council for the purposes of its Land Transport Bylaw.

### **3.2 Release of Owner of Security**

- 3.2.1 Upon Completion of the Reinstatement Works, the Council shall release the Owner from the obligations under clause 2 of this Deed, and repay the balance of the Cash Deposit remaining after application under clause 2.5 or clause 4.1, if any, to the party which provided the Cash Deposit.

## **4. PAYMENT OF QUANTUM AND CALLS ON THE SECURITY**

### **4.1 If the Owner:**

- 4.1.1 Fails to comply with the Owner's obligations, referred to in clause 2;
- 4.1.2 Abandons the Site without taking adequate and proper measures to rehabilitate the Site to the reasonable satisfaction of the Council; and/or
- 4.1.3 Fails to comply with any of the obligations of the Owner under this Deed, the Council may, without notice and without limitation of its rights under clause 2, forfeit (take) such of the Quantum as it estimates will be the cost of carrying out remedial work (including the

Reinstatement Works) or measures to rehabilitate the Site to a standard similar to surrounding properties (which costs may include any Monitoring Sum) and may call, apply or enforce, without further notice, on or exercise its rights in respect of the Security in that sum. The Council may at any reasonable time and from time to time enter the Site and take such steps and carry out such works as may be necessary to rehabilitate the Site;

- 4.1.4 Transfers ownership of the Site without the Council having received a bond from the Transferee containing the same terms and conditions as are set out in this Bond, then the Quantum shall be forfeited to the Council and the Council may, without notice, call on or exercise its rights in respect of the Security in that sum.

## 5. RESOURCE MANAGEMENT ACT 1991

The powers and remedies given to the Council in the Bond are in addition to all other powers and remedies conferred on it by the Resource Management Act 1991 and the exercise by the Council of any power or remedy under the Bond shall not prejudice its authority to exercise any other such power or remedy.

## 6. VARIATION AND RENEWAL

The Bond may be varied or renewed at any time by agreement in writing between the Owner and the Council.

## 7. ARBITRATION

In the event of any dispute or difference between the parties arising out of the Deed or the construction of interpretation thereof then the dispute or difference shall be referred to a sole arbitrator to be agreed upon between the parties or failing agreement, appointed in accordance with the provisions of the Arbitration Act 1996 and its amendments or any Act passed in substitution therefore.

## 8. NOTICES

All notices required or permitted to be given under or in connection with this Deed shall be in writing and be served on a person or on a body (whether incorporated or not) in accordance with the method of service of documents in section 352 of the Act or any section enacted in substitution thereof.

- 8.1 The Owner: If to the Owner to:

*[add address]*

- 8.2 The Council: If to the Council to:

*[Choose applicable Council]*

The Chief Executive  
South Wairarapa District Council  
19 Kitchener Street  
PO Box 6, Martinborough 5741

The Chief Executive  
Carterton District Council  
28 Holloway Street  
PO Box 9 Carterton 5743

The Chief Executive  
Masterton District Council  
161 Queen Street  
PO Box 444, Masterton

## 9. COSTS

- 9.1 Without prejudice to any other right of recovery or reimbursement of costs or expenses by the Council at law or otherwise, the Owner agrees to pay to the Council, promptly upon receiving a request in writing and an appropriate tax invoice, the Council's reasonable legal costs and disbursements incurred in connection with the preparation and engrossment of this Deed.

## 10. MISCELLANEOUS

- 10.1 All payments under this Deed will be made in cleared funds without deduction, withholding, set-off or counterclaim.
- 10.2 The entry into and performance of obligations under this Bond shall not merge with or release any rights or obligations under the District Plan, nor shall the provision of the Security merge with or release the Owner's covenants under this Deed.
- 10.3 The Owner undertakes that it shall not exercise its rights under a Building Consent to relocate a building unless and until the Owner has signed this Deed and has caused the Cash Deposit to be deposited in cleared funds with the Council having a value not less than the Quantum.
- 10.4 The Owner acknowledges and agrees that all references to the approval, determination or satisfaction of the Council in this Deed shall be deemed to mean the approval, determination or satisfaction of the Council at its reasonable discretion.

In witness of which this Deed has been executed.

**SIGNED by [owner]**

)  
)  
)  
)

---

Director

---

Director

THE COMMON SEAL of )

[*insert*] DISTRICT COUNCIL )

affixed in the presence of: )

---

Mayor

---

Chief Executive

## SCHEDULE 1 – Heritage Buildings and Items

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.

Some items have a classification and are identified with a Heritage Covenant, or a Category I or II listing from Heritage New Zealand Pouhere Taonga, or a Category A from the Rail Heritage Trust of New Zealand. Other items have no formal classification but are considered by the community to be significant and worthy of protection.

### Masterton District

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm001	Tinui Post Office	Alfredton Road, Tinui Masterton (Sec 2 SO 18995)	
Hm002	Church of the Good Shepherd	Alfredton Road, Tinui (Lot 22 DP 224)	Ref 3957 Category 2
Hm003	Former County Council Office	Alfredton Road, Tinui (Lot 5 DP 224)	
Hm004	Manawa Station Woolshed	Annedale Road, Tinui Masterton (Lot 4 DP 12355)	
Hm005	Annedale Station Woolshed	1543 Annadale Road, Tinui (Lot 5 DP 341701) (RT 171586)	Ref 3955 Category 1
Hm006	Former Tinui General Store	24 Castlepoint Road, Tinui Masterton (Lot 24 DP 224)	Ref 3958 Category 1
Hm007	Langdale	390 Langdale Road, Masterton (Lot 1 DP 353616)	Ref 1286 Category 2
Hm008	St Francis Anglican Church	34 Waterfalls Road (Pt Sec 108 Whareama Blk)	Ref 1285 Category 2
Hm009	Bowlands Woolshed, incl yards	Bideford Road, Bideford (Lot 3 DP 17149)	Ref 1277 Category 2

# 900

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm010	Awatoitoi Homestead	Blairlogie Road, RD 12, Masterton (Lot 1 DP 14709)	Ref 3956 Category 1
Hm011	Otahuao	Castlepoint Road, Masterton (Lot 1 DP 378737)	Ref 2860 Category 2
Hm012	Jean Hackers House	60 Church Street, Masterton (Lots 7 & 8 Deeds Plan 262)	Ref 2880 Category 2
Hm013	Ngaiana Homestead	Homewood Road, Masterton (Lot 3 DP 325101)	
Hm014	Ica Station	Langdale Road, Whareama, RD 12, Masterton (Pt Lot 2 DP486282)	Ref 2859 Category 2
Hm015	Natusch House	55 Lincoln Road, Masterton (Pt Lots 1 & 2 DP 8)	Ref 1318 Category 2
Hm016	Awamaru	20 McKenna Street, Masterton (Pt Lot 2 DP 49765)	Ref 1317 Category 2
Hm017	Lars Anderson Schou's Barn	Mt Munro Road, Mauriceville West (Lot 2 DP 5807)	Ref 3959 Category 1
Hm018	Mauriceville North Methodist Church	North Road, Mauriceville West (Pt Sec 14 Mauriceville Settlement)	Ref 204 Category 1
Hm019	Ardsley Homestead	Opaki Road, (SH2), Masterton (Pt Sec 56 & Pt Sec 2, Opaki Dist)	
Hm020	St Patrick's Church	Queen Street, Masterton (Sec 47 Town of Masterton)	Ref 1319 Category 2
Hm021	Omahu Farm Rabbit Fence	Stronvar Road, Masterton (Lot 4 DP 82345)	Ref 3960 Category 1
Hm022	Brentwood	Upper Plain Road, Masterton (Lot 1 DP 333306)	Ref 1316 Category 2

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm023	Brancepeth (all buildings and features including premises listed in the Heritage Register)	Stronvar Road, Masterton (Pt Lot 1 DP 5017) (RT WN286/224), Wellington Land District	Ref 7649 Category 1
Hm024	Old Kopuaranga School	Kopuaranga Road (Sec 86 Opaki District)	
Hm025	St Colomba's Anglican Church	Solway College, York Street, Masterton (Pt Lot 1 A Plan 2480)	
Hm026	Ditton Homestead	Whangaehu Valley Road, Whangaehu Valley (Lot 2 DP 449448 Lots 1-3 DP 5229 Pt Lot 1 DP5183 Lot 1 DP 5252 Pt Lot 1A/2626 Secs 1 & 2 SO 18519 Sec 20 Pt Sec 2 Blk Pt Secs 5, 6, 11, 12 Blk- X Kopuaranga SD Secs 1,2,4,9,122,124,126,128 Secs 3,12,121,123,125,127,129,276,277, 288 Rangitumau Dist)	
Hm027	Ditton Woolshed	Whangaehu Valley Road, Whangaehu Valley (Lot 2 DP 449448 Lots 1-3 DP 5229 Pt Lot 1 DP5183 Lot 1 DP 5252 Pt Lot 1A/2626 Secs 1 & 2 SO 18519 Sec 20 Pt Sec 2 Blk Pt Secs 5, 6, 11, 12 Blk- X Kopuaranga SD Secs 1,2,4,9,122,124,126,128 Secs 3,12,121,123,125,127,129,276,277, 288 Rangitumau Dist)	
Hm028	St Albans Anglican Church	Valance Road, Tauweru, Masterton (Lot 156 & 157 Deeds Plan 140)	
Hm029	Pa Site	(Section 9, Block XV, Otahoua Survey District)	Category 2
Hm030	Pa Site	(Sections 590 & 593, Whareama Block, Blocks II & 12, Otahoua Survey District)	Category 2

Reference	Name	Location and Legal Description	HNZPT reference and category  (where applicable)
Hm031	Top House	Matahiwi Road, Masterton (Lot 1 DP 68838)	Ref 2861 Category 2
Hm032	Homewood Station Woolshed	Homewood Road, Kaiwhata (Sec 764 Pt Secs 765,767,770,771 Wharea Blk Pts Tutaehauhau 2A-2E 3B Pt Lots 2&6 DP 20237 Blks IV,V,VI,VII Kaiwhat SD)	Ref 2858 Category 2
Hm033	Solway Railway Station	Ngaumutawa Road, Masterton	
Hm034	Old National Bank Building	Queen Street, Masterton (All DP 6916)	Ref 7374 Category 2
Hm035	Homebush (Premises, entrance hall, and staircase)	24 Homebush Road, Masterton (Lot 1 DP 79482 Lot 1 DP 47117, Blk V, Otahoua SD)	Ref 7685 Category 2
Hm036	Levin's Wool Store	2 Akura Road, Masterton (Pt Lot 1 A Plan 884)	
Hm037	Savage Club	10 Albert Street, Masterton (Lot 2 DP 2060)	
Hm038	Dwelling	1 Andrew Street, Masterton (Lot 3 DP 88046)	
Hm039	Dwelling & Premises	82 Bentley Street, Masterton (Lot 16&17 DP 202)	
Hm040	Dwelling & Premises	84 Bentley Street, Masterton (Lots 16&17 51 DP 202)	
Hm041	Dwelling & Premises	83 Bentley Street, Masterton (Pt Lots 51&52 DP 202)	
Hm042	Wesley Wing at the Arts Centre	12 Bruce Street (Wesley Wing at Aratoi) (Lot 3 DP 90153)	
Hm043	Sacred Heart Church	Bideford - Te Ore Ore Road, Masterton, (Lot 3 DP 64781)	
Hm044	Castlepoint Lighthouse	Castlepoint (Sec 1047 Whareama District and Lot 1 DP 51466)	

Reference	Name	Location and Legal Description	HNZPT reference and category  (where applicable)
Hm045	Former Masonic Hall	109 Chapel Street, Masterton (Lot 1 DP 6392)	
Hm046	District Building	64 Chapel Street, Masterton (Pt Sec 104 Town of Masterton)	
Hm047	Wairarapa Times-Age Building (Category II)	70 Chapel Street, Masterton (Lot 1 and Pt Lot 2 DP 4759, Lots 1 & 2 DP 11274, Pt Lot 4 DP 18329, Lots 1 & 5 DP 13684 and Lot 2 DP 88407)	Ref 7666 Category 2
Hm048	Masterton Club	98 Chapel Street, Masterton (Lot 4 DP 335769)	
Hm049	Dwelling & Premises	120 Chapel Street, Masterton (Pt Lot 3 DP 11553)	
Hm050	St Mathew's Church Hall	37 Church Street, Masterton (Lot 6 DP 80677)	
Hm051	Dwelling & Premises	46 Church Street, Masterton (Pt DP 240 and Pt Sec 98 Town of Masterton)	
Hm052	Dwelling & Premises	41 Cole Street, Masterton (Pt Lot 37 DP 66)	
Hm053	Polyclough	67 Cole Street, Masterton (Lot 1 DP 31444)	
Hm054	Dwelling & Premises	77 Cole Street, Masterton (Lots 13 & 15 DP 1851)	
Hm055	Dwelling & Premises	78 Cole Street, Masterton (Lot 1 DP 23958)	
Hm056	Woodchester	80 Cole Street, Masterton (Lots 18 & 20 DP 1851 & Pt Sec 55 M5F5)	
Hm057	Cole House	89 Cole Street, Masterton (Lots 29 & 31 DP 557 & Pt Lots 33 & 34 DP 1878)	
Hm058	Edenbridge	109 Cole Street, Masterton (Lots 47 & 49 DP 1851)	
Hm059	Nukutaimemeha Wharenui	131 Cole Street, Masterton (Lot 83 DP 1851)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm060	Church House	28 College Street, Masterton (Lot 13 DP 8404)	
Hm061	Ayson House	11 Cornwall Street, Masterton (Lots 16 & 18 DP 213)	
Hm062	Eton Homestead	17 Cornwall Street, Masterton (Lot 3 DP 22523)	
Hm063	Dwelling, Out Buildings (Cottage, Barn & Wash House) & Premises	125 Cornwall Street, Masterton (Lot 1 DP 84701)	
Hm064	Pikes Cottage	11 Cricket Street, Masterton (Pt Lot 23 Deeds Plan 42)	
Hm065	Courthouse	41 Dixon Street, Masterton (Pt Sec 89. Town of Masterton)	
Hm066	Former Seddon Technical School	49 Dixon Street, Masterton (Lot 3 DP 43630)	
Hm067	St Patrick's Presbytery	164 Dixon Street, Masterton (Sec 47 Town of Masterton)	
Hm068	Wairarapa Services Club	20 Essex Street, Masterton (Lot 1 DP 81071)	
Hm069	Shearer Homestead	27 Essex Street, Masterton (Lot 59 Pt Lots 58 & 60 DP 1878)	
Hm070	Hugo Homestead	29 Essex Street, Masterton (Lot 2 DP 78825)	
Hm071	Tironui	35 Essex Street, Masterton (Lot 1 DP 18690)	
Hm072	Carlingford	61 Essex Street, Masterton (Lot 12 DP 1878)	
Hm073	Rupert Byford House	86 Essex Street, Masterton (Lot 27 DP 1878)	
Hm074	Solway College (Donald Homestead, Main Building)	Fleet Street, Masterton (Pt Lot 1 A Plan 2480)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm075	Homeleigh Christian School	37 Herbert Street, Masterton (Lot 5 DP 51686)	
Hm076	First State House	37 High Street, Masterton (Lot 1 DP 18580)	
Hm077	Dwelling & Premises (including interior)	90 High Street, Masterton (Part Lot 1 DP 21379)	
Hm078	Eparaima	Homewood Road, RD 12, Masterton (Pt Lot 7 DP 23320)	
Hm079	Ica Station India House	Ica, RD 8, Masterton (Pt Lot 1 DP 9038)	
Hm080	43 Jordan Terrace	Masterton (Lot 1 DP 11508)	
Hm081	Rangitumau Church	Kaka Amu Road, RD 11, Masterton (Pt Sec 76 Rangitumau District)	
Hm082	Te Rangitumau Woolshed	Kaka Amu Road, Masterton (Pt Lot 1 DP 15572)	
Hm083	Lansdowne House	15 Keir Crescent, Masterton (Lot 1 DP 330441)	
Hm084	Rotomahana	1 Kibblewhite Road, Masterton (Pt Sec 50 Masterton Small Farm Settlement)	
Hm085	Kopuaranga Scandinavian Camp Site plaque	Kopuaranga Scandinavian Camp Site (Pt Lot 3 DP 284)	
Hm086	Scandinavian Memorial Cairn	Scandinavian Memorial Cairn, Mauriceville West	
Hm087	Dwelling & Premises	10 Kuripuni Street, Masterton (Lot 2 DP 327108)	
Hm088	Dwelling & Premises	12 Kuripuni Street, Masterton (Pt Lot 36 Deeds Plan 604)	
Hm089	Dwelling	24 Kuripuni Street, Masterton (Pt Lot 34 and 35 Deeds Plan 604)	
Hm090	Katatane Homestead	Letts Road, RD 9, Masterton (Pt Lot 1 A Plan 2007)	

Reference	Name	Location and Legal Description	HNZPT reference and category  (where applicable)
Hm091	Dwelling & Premises	69 Lincoln Road, Masterton (Lot 2 DP 40101)	
Hm092	Mangaakuta Pa Cairn	Johnstone Street (Pt Manga-A-Kuta 2B)	
Hm093	Kowhainui Homestead	FN 1 Mangamahoe Central Road, RD 2, Masterton (Lot 2 DP 55 1972)	
Hm094	Rydal Homestead	12 Manuka Street, Masterton (Lot 12 DP 28827)	
Hm095	Dwelling & Premises	5 Masonic Street, Masterton (Lot 5 DP 45)	
Hm096	Dwelling & Premises	6 Masonic Street, Masterton (Lot 11 DP 45)	
Hm097	Kahumingi Homestead, Blacksmith's Building, Barn, Racehorse Stable, Hut and Cheesery	Masterton - Castlepoint Road, RD 9, Masterton (Pt Lot 1 DP 52209)	
Hm098	Memorial Oaks	Masterton - Martinborough Road, Te Whiti (Pt Lot 4 DP 4494)	
Hm099	Deep Gorge Bridge	Masterton - Stronvar Road	
Hm100	Whare Pouri's Mark Cairn	Mataikona	
Hm101	Farmhouse and Whare Wall	12 Michael Street, Masterton (Pt Lot 15 DP 4878)	
Hm102	Mace House	35A Miro Street, Masterton (Lot 1 DP 47751)	
Hm103	Mt Maunsell ANZAC Cross	Tinui (Lot 2 DP 482519)	
Hm104	Ratana Church	Ngaumutawa Road, Masterton (Pt Lot 1 DP 3011)	

Reference	Name	Location and Legal Description	HNZPT reference and category  (where applicable)
Hm105	Concrete arched gateway and brick and iron fences (entrance to Celia Whatman Home, and two houses on either side of entrance)	Ngaumutawa Road frontage (Pt Sec 32 Masterton Small Farm Settlement)	
Hm106	Panama Homestead	Ngaumutawa Road, Masterton (Lot 3 DP 11565)	
Hm107	Maunga Moria Church	Okautete Road, Uriti (Pt Ngapuketuru 6A1)	
Hm108	Waipipi Homestead and Stables	Opaki Road, RD 11, Masterton (Lot 1 DP 569493)	
Hm109	Kopuaranga Truss Bridge	Palmer Road, RD 2, Masterton	
Hm110	Building	4 Perry Street, Masterton (Lot 1 DP 18380)	
Hm111	Building	7 Perry Street, Masterton (Lot 3 DP 2806)	
Hm112	Hardan Building	15 Perry Street, Masterton (Pt Lots 1 & 2 DP 2678)	
Hm113	Ex-Public Trust Building	20 Perry Street, Masterton (Pt Sec 6 Town of Masterton)	
Hm114	Ranfurlly House	28 Perry Street, Masterton (Lot 2 DP 68732)	
Hm115	Perry Street Service Centre	31 Perry Street, Masterton (Lot 2 DP 75696)	
Hm116	Dwelling & Premises	55 Perry Street, Masterton (Pt Lot 3 DP 8040)	
Hm117	Dwelling & Premises	89 Perry Street, Masterton (Lot 139 DP 1019)	
Hm118	St Matthews Collegiate School Chapel	33 Pownall Street, Masterton (Lot DP 420114)	

Reference	Name	Location and Legal Description	HNZPT reference and category  (where applicable)
Hm119	St Matthews Collegiate School Main Boarding House	33 Pownall Street, Masterton (Lot DP 420114)	
Hm120	Dwelling & Premises	109 Perry Street, Masterton (Lot 60&61 DP 202)	
Hm121	Wairarapa College Main Building (Building Exterior)	83 Pownall Street, Masterton (Lot 1 DP 4572)	
Hm122	Post Office Mural	136 Queen Street, Masterton (Subdn 1 Sec 2 Town of Masterton)	
Hm123	Verandah Posts	Queen Street Verandah Posts	
Hm124	Garden Wall	340 Queen Street (Sec 126 Town of Masterton)	
Hm125	Burridges Restaurant (façade only)	4 Queen Street, Masterton (Lot 2 DP 313776)	
Hm126	Building	95 Queen Street, Masterton (Lot 1 DP 51558 & Lot 1 DP 65420)	
Hm127	Farmers Building	184 Queen Street, Masterton (Lot 1 DP 6104)	
Hm128	Bank of New South Wales Building	185 Queen Street, Masterton (Pt Sec 9 Town of Masterton)	
Hm129	Building	192 Queen Street, Masterton (Pt Sec 12 Town of Masterton)	
Hm130	Regent Theatre	226-230 Queen Street, Masterton (Lot 1 DP 16752)	
Hm131	Building Façade	209 Queen Street, Masterton (Lot 1 DP 10018 & Pt Secs 14 & 16 Town of Masterton)	
Hm132	Dwelling & Premises	7 Rahiwi Street, Masterton (Lot 1 DP 60297)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm133	Carrick (formerly Linden Downs and Lake Mallard)	Rangitumau Road, Originally Te Rangitumau (Lot 1 DP 75964)	
Hm134	Dwelling Exterior only	23 Renall Street, Masterton (Pt Sec 23 Masterton Small Farm Settlement)	
Hm135	Hugo Homestead (Dwelling & Premises)	28 Renall Street, Masterton (Lots 64 & 65 DP 1878)	
Hm136	Dwelling & Premises	40 Renall Street, Masterton (Lots 4 & 5 DP 3824)	
Hm137	Dwelling & Premises	115 Renall Street, Masterton (Pt Lots 2 & 3 DP 3354)	
Hm138	Building	151 Renall Street, Masterton (Pt Lot 2 DP 406636)	
Hm139	Saint Joseph's Church	8 Pinedale Crescent Riversdale Beach (PT Lot 1 DP 19803)	Ref 9736 Category 2
Hm140	Orui Homestead	Riversdale (Lot 1 DP 548766)	
Hm141	Dwelling	7 Roberts Road, Masterton (Lot 1 DP 7804)	
Hm142	Kandahar Rest Home	8 Roberts Road, Masterton (Lot 3 DP 2902)	
Hm143	Memorial Boundary Markers	SH 2, Masterton (Lot 4 DP 987)	
Hm144	Tyneside	17 Sussex Street, Masterton (Lots 15 & 16 DP 378)	
Hm145	Dwelling	30 Sussex Street, Masterton (Lot 19 DP 378)	
Hm146	Abbotsford Homestead	Tauweru, RD 9, Masterton (Pt Lot 1 B Plan 312)	

Reference	Name	Location and Legal Description	HNZPT reference and category  (where applicable)
Hm147	Wairarapa District Health Board Building (formerly Nurses Home)	Te Ore Ore Road, Masterton (Lot 1 DP 387661)	
Hm148	Homestead, Woolshed, Stables & Horse Plaques	Te Parae, RD 10, Masterton (Pt Sec 590 Whareama District)	
Hm149	Dwelling	9 Terrace End, Masterton (Lot 8 DP 8638)	
Hm150	Llandaff	Upper Plain Road, Masterton (Lot 2 DP 26309)	
Hm151	Tapia	Upper Plain Road, Masterton (Lot 2 DP 74603)	
Hm152	Fernridge Church	Upper Plain Road, Masterton (Pt Sec 53 Masterton Small Farm Settlement)	
Hm153	Whatman Cottages No 2	Upper Plain Road, Masterton (Lot 11 DP 5504)	
Hm154	Whatman Cottages No 4	Upper Plain Road, Masterton (Lot 10 DP 5504)	
Hm155	Whatman Cottages No 6	Upper Plain Road, Masterton (Lot 9 DP 5504)	
Hm156	Whatman Cottages No 8	Upper Plain Road, Masterton (Lot 8 DP 5504)	
Hm157	Whatman Cottages No 10	Upper Plain Road, Masterton (Lot 7 DP 5504)	
Hm158	Whatman Cottages No 12	Upper Plain Road, Masterton (Lot 6 DP 5504)	
Hm159	Whatman Cottages No 14	Upper Plain Road, Masterton (Lot 5 DP 5504)	
Hm160	Whatman Cottages No 16	Upper Plain Road, Masterton (Lot 4 DP 5504)	
Hm161	Whatman Cottages No 18	Upper Plain Road, Masterton (Lot 3 DP 5504)	

# 911

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm162	Whatman Cottages No 20	Upper Plain Road, Masterton (Lot 2 DP 5504)	
Hm163	Whatman Cottages No 22	Upper Plain Road, Masterton (Lot 1 DP 5504)	
Hm164	Waiawa Homestead	Waiawa Road, RD 12, Masterton (Sec 7 Blk III Rewa SD)	
Hm165	Patuwai (Paku House)	Whakataki/Mataikona (Lot 1 DP 32547)	
Hm166	Rathkeale College (Main House)	Willow Park Drive, Masterton (Lot 1 DP 89188)	
Hm167	St Lukes Union Church	Worksop Road, Masterton (Pt Sec 21 Town of Masterton)	
Hm168	Hessey House	21 Worksop Road, Masterton (Pt Lot 8 DP 255)	
Hm169	Rosetta House	86 Worksop Road, Masterton (Lot 26 DP 6517)	
Hm170	Dwelling & Premises	21 Wrigley Street, Masterton (Lot 24 DP 86)	
Hm171	Dwelling & Premises	30 Wrigley Street, Masterton (Pt Lot 10 DP 58)	
Hm172	Dwelling & Premises	32 Wrigley Street, Masterton (Lot 1 DP 19328)	
Hm173	Moata Homestead (Dwelling & Premises)	372 Upper Plains Rd (Lot 3 DP 48887)	
Hm174	Hartlands	15 Sussex Street, Masterton (Lot 13 & 14 DP 414154)	
Hm175	Shalimah (Dwelling & Premises)	Shalimah (Lot 1 DP 310436)	
Hm176	Swing Bridge, Waipoua	Waipoua River	

## Carterton District

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hc001	Taratahi Hotel	State Highway 2, Carterton (Lot 1 DP 4205)	
Hc002	Carrington House	High St (SH 2) Carterton (Lot 1 3 DP 64863)	Ref 2862 Category 2
Hc003	Dan Jensen's Cottage	State Highway 2, Carterton (Pt Sec 144 Taratahi Dist)	
Hc004	Ridgway's Cottage/Bakery	281 High Street South, Carterton (Pt Section 15 Carterton Township)	
Hc005	St Mark's Anglican Church	High Street South, Carterton (Pt Sec 8 Town of Carterton)	Ref 1293 Category 2
Hc006	St Mary's Church Hall	1 Howard Street and King Street, Carterton (Lots 5 DP 65079)	
Hc007	Band Rotunda	Carrington Park, High Street North, Carterton (Lot 1 DP 59134 Pt Secs 4, 5 Pt Lot 2 DP 1024 Carterton T/ship)	Ref 3962 Category 2
Hc008	Public Library	Holloway St, Carterton (Lot 1 DP Pt Sbdn 2 of Sec 3 Town of Carterton Pt Sbdn 5 of Section 3 Sec 160 Carterton Township)	Ref 1292 Category 2
Hc009	War Memorial	Memorial Square and Park Road, Carterton (Lot 22 Deeds Plan 414)	Ref 3964 Category 2
Hc010	Westpac Building	124 High Street North, Carterton (Lot 1 DP 16978)	
Hc011	Wairarapa Electric Power Board Building	90-96 High Street North, Carterton (Lot 1 DP 85196 Lot 2 Pt Lot 20 Deeds Plan 414)	
Hc012	King's Cottage	State Highway 2, Carterton (Pt Sec 144 Taratahi Dist Blks VII XI Tiffin SD)	

# 913

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hc013	Francis House	Hughes Line, Carterton (Lot 1 DP 493276)	
Hc014	Fairburn Station Stables	East Taratahi Road/Hughes Line, RD 7, Masterton (Lot 1 DP 89593)	Ref 1289 Category 2
Hc015	Mayfield Station	Bristol Road, RD 7, Masterton (Lot 2 DP 12391]	Ref 7164 Category 2
Hc016	Glendower Woolshed	Ponatahi Road, Carterton (Lot 9 DP 87958)	Ref 1290 Category 2
Hc017	Glendower House	Ponatahi Road, Carterton (Lot 4 DP 87958)	Ref 1290 Category 2
Hc018	Cottage	State Highway 2, Carterton (Lot 8 Deeds Plan 46)	
Hc019	Cottage	2 Neich's Lane, Carterton (Lot 1 DP 33262)	
Hc020	Dakin Cottage	6 Neich's Lane, Carterton (Lot 22 DP 67)	
Hc021	Cottage	115 State Highway 2, Carterton (Pt Sec 146 Taratahi District)	
Hc022	Sayer Slab Whare	Dalefield Road, Carterton (Lot 2 DP 22969)	Ref 7429 Category 1
Hc023	Clareville Hall (Clareville Bakery)	111 State Highway 2, Carterton (Lot 1 DP 88044)	
Hc024	Grassmere (Pitarrow)	Hughes Line, Carterton (Lot 1 DP 493276)	
Hc025	Dalefield House	State Highway 2, Carterton (Lot 1 DP 89642)	
Hc026	Carter Home, Stables & Bar	Moreton Road, Carterton (Lot 17 DP 3680)	
Hc027	Oates Family Cemetery	Somerset Road, Carterton (Pt Lot 1 A Plan 1679)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hc028	Carter's Barn & Stables	14 Carters Line, Carterton (Pt Lot 6 DP 3680)	
Hc029	Gladstone Inn	Gladstone Road, Carterton (Lot 1 DP 345426)	
Hc030	Te Whanga	Te Kopi Road, Carterton (Lot 1 DP 20785)	
Hc031	Cottage	4 Nobel Street, Carterton (Pt Sec 206 Taratahi District)	
Hc032	Oberg Cottage	9 Nobel Street, Carterton (Lot 1 DP 4887)	
Hc033	King's Woodworking Company	66 Broadway, Carterton (Pt Sec 207 Taratahi District)	
Hc034	The Saddlers Shop	133 High Street North, Carterton (Lot 1 DP 5553)	
Hc035	Marquis of Normanby Hotel	63 High Street North, Carterton (Lot 2 DP 80269)	
Hc036	Cartercade	66-80 High Street North, Carterton (Lot 1 DP 51128)	
Hc037	Mansfield's building (formerly Watson's)	5 High Street North, Carterton (Pt Lot 1 DP 3962)	
Hc038	Town Clock	High Street, Carterton (Lot 1 DP 81767)	
Hc039	Wakelin Mill	147 High Street South, Carterton (Lot 1 DP 472667)	Ref 7634 Category 1
Hc040	Richmond Homestead & Stables	40 Wakelin Street, Carterton (Lot 2 DP 28281)	
Hc041	Old Courthouse	Holloway Street, Carterton (Pt Sbdn 2 Sec 3 Town of Carterton)	
Hc042	Art Deco House	30 Park Road, Carterton (Lot 15 Deeds Plan 414)	
Hc043	Art Deco House	41 Park Road, Carterton (Lot 1 DP 12627)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hc044	Father Halbwachs Cottage (Zillwood Cottage)	463 High Street South, Carterton (Lot 1 DP 414251)	
Hc045	Courthouse Cottage	16 Hilton Road, Carterton (Lot 2 DP 344163)	
Hc046	Royal Oak Hotel	321 High Street South, Carterton (Lot 1 DP 428296)	
Hc047	Larnoch (formerly The Pines)	333 Francis Line, Carterton (Lot 2 DP 4114)	
Hc048	Sayer's Hut	Tararua Ranges (Sec 1 SO 37039)	
Hc049	Carterton Railway Station Building	Railway Station Yard	
Hc050	Crewe Homestead	1491 Te Whiti Road, Gladstone (Pt Lot 29 Deeds Plan 32 Blk XII Otahoua)	
Hc051	Hurunui o Rangi Marae	Gladstone Road, Carterton (Pt Hurunuiorangi X)	
Hc052	Glenburn Station Homestead	Glenburn Rd, Te Wharau, RD3, Carterton	
Hc053	Kourarau Power Station		

## South Wairarapa District

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs001	Notice Board – Wharekaka Sheep Station Martinborough	Pirinoa Road, Martinborough (Lot 2 DP 88335)	
Hs002	Cairn, plaque & anchor of the ship “Emerald”	Ocean Beach	
Hs003	Palliser Bay Lighthouse	Palliser Bay (Sec 1 SO 37171)	
Hs004	War Memorial	Messines Way, Featherston (Sec 1 SO 31482)	Ref 3980 Category 2
Hs005	“Zuleika” Grave	Palliser Bay (Pt Kawakawa 2A2)	
Hs006	Papawai Pa	Pah Road (Lots 1 & 2 DP 78868 Pt 5 Papawai)	
Hs007	Burnside Church	Kohunui (PT Sec 17 Turanganui District)	Ref 3984
Hs008	Cottage (McEwens and Fence)	42 Moroa Road, Tauherenikau (Lot 1 DP 25852)	Ref 1276 Category 2
Hs009	Former Coach house and Stables	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	
Hs010	Former Cook house Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	
Hs011	Former Cowshed Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	
Hs012	Former Granary, Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	
Hs013	Polo Stables/Garage, Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	
Hs014	Longwood Homestead	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	Ref 7696 Category 1

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs015	Mahaki Homestead	108 Mahaki Road, Martinborough (Pt Sec 5 Wharekaka District)	Ref 2879 Category 2
Hs016	Fareham House	Underhill Road, Featherston (Sec 602 Featherston Suburban)	Ref 2865 Category 2
Hs017	Elm Grove Farm Complex	48 Kemptons Line Greytown (Lot 2 DP 405764)	Ref 2875 Category 2
Hs018	Huangarua Woolshed	Ponatahi Road, Martinborough (Pt Lot 1 DP 16719)	Ref 1309 Category 2
Hs019	Former Army Camp Building	State Highway 53, Kaiwairua (Pt Sec 26 Moroa District)	
Hs020	Former Store and Station Shop	693A Kahutara Road, Featherston (Lot 5 DP 535426)	
Hs021	Ongaha Homestead	Kahutara (Pt Lot 1 DP 2907)	
Hs022	Oporua Homestead	Kohunui (Lot 3 DP 71441)	
Hs023	Otarua Homestead	Pirinoa Road, Martinborough (Lot 1 DP 27958)	Ref 1311 Category 2
Hs024	Pihautea Homestead	Pihautea, Kahutara Road, Featherston (Lot 1 DP 14790)	
Hs025	Puruatanga Woolshed	146 John's Way (Lot 4 DP 439579)	Ref 1312 Category 2
Hs026	Raho Ruru Homestead	2679B Lake Ferry Road, Featherston (Lot 1 DP 403381)	
Hs027	Rototawai Machine shop/store	Rototawai Road, Kahutara, Featherston (Pt Lot 1 DP 14477)	
Hs028	Rototawai Homestead	Rototawai Road, Kahutara, Featherston (Pt Lot 1 DP 14477)	Ref 3954 Category 1
Hs029	Rototawai Stable Block/Coach House	Rototawai Road, Kahutara, Featherston (Pt Lot 1 DP 14477)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs030	St Francis Church	2305 Kahutara Road, Featherston (Lot 6 DP 6671)	
Hs031	Te Kopura Homestead	829A Kahutara Road, Featherston (Pt Lot 1 DP 13857)	
Hs032	Kahutara School	990 Kahutara Road, Featherston (Pt. Sec 1 Kahutara, Lots 1 and 2 DP 7033)	
Hs033	Tuhitarata Homestead	2337 Kahutara Road, Featherston (Lot 1 DP 76358)	
Hs034	Tuhitarata Stable and Barn	233 Kahutara Road, Featherston (Lot 1 DP 76358)	
Hs035	Tarureka Homestead	38 Donald Street, cnr Revans & Donald Streets (Lot 1 DP 359158)	Ref 2870 Category 2
Hs036	Tarureka Woolshed	38 Donald Street, cnr Revans & Donald Streets (Lot 1 DP 359158)	Ref 1300 Category 1
Hs037	Whangaimoana Station Homestead	559 Cape Palliser Road, Whangaimoana (Lot 1 DP 81634)	Ref 1315 Category 2
Hs038	Wardell's House	161 Underhill Road, Featherston (Lot 4 DP 531267)	Ref 1301 Category 2
Hs039	Methodist Church	61 Main Street, Greytown (Part Lot 1 DP 479992)	
Hs040	Wyett House	12 Main Street, Greytown (Pt Lot 4 DP 17732)	Ref 1306 Category 2
Hs041	Cobblestones Trust, Old Methodist Church 1865	175-177 Main Street, Greytown (Lot 2 DP 31241)	Ref 4004 Category 2 Ref 2873 Category 2
Hs042	Cobblestones Trust, Colonial Cottage	175-177 Main Street, Greytown (Lot 1 DP 31241)	Ref 4001 Category 2

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs043	Cobblestones Trust, Donald Woolshed circa 1858	175-177 Main Street, Greytown (Lot 3 DP 31241)	Ref 2873 Category 2
Hs044	Cobblestones Trust, Stables	175-177 Main Street, Greytown (Lot 3 DP 31241)	Ref 4003 Category 2
Hs045	Cobblestones Trust, First Greytown Hospital Building	175-177 Main Street, Greytown (Lot 6 DP 31241)	Ref 4002 Category 2
Hs046	Cobblestones Trust, Cottage	138 East Street, Greytown (Lot 3 DP 24040)	
Hs047	Cobblestones Trust, Old Mangapakeha School	136 East Street, Greytown (Lot 4 DP 24040)	Ref 5405 Category 2
Hs048	Borough Chambers	110 Main Street, Greytown (Lot 2 DP 335979)	Ref 1303 Category 2
Hs049	Old Bank of New Zealand	75 Main Street, Greytown (Lot 1 DP 76572)	Ref 1302 Category 2
Hs050	House (Turkey Red)	21 Main Street, Greytown (Lot 2 DP 22060)	Ref 2871 Category 2
Hs051	Old Permanent Investment Society	80 Main Street, Greytown (Pt Sec 38 Town of Greytown)	Ref 2877 Category 2
Hs052	Old Gallagher House	56 Main Street, Greytown (Lot 2 DP 431581)	Ref 2876 Category 2
Hs053	Drummonds Cottage	157 West Street, Greytown (Pt Lot 10 DP 719)	Ref 1305 Category 2
Hs054	Bank of New Zealand	1-3 Memorial Square, Martinborough (Lot 3 DP 70626)	Ref 1308 Category 2
Hs055	Old Post Office	8 Memorial Square, Martinborough (Lot 2 DP 50733)	Ref 2878 Category 2

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs056	Colonial Museum (former Library)	7 Memorial Square, Martinborough (Lot 259 DP 248)	Ref 1310 Category 2
Hs057	St Andrews Church	41 – 43 Dublin Street, Martinborough (Lot 547 DP 248)	Ref 1313 Category 2
Hs058	Anzac & Kiwi Halls	Cnr Bell & Birdwood Streets, Featherston (Pt Sec 214 Town of Featherston)	Ref 3953 Category 1
Hs059	Clifford Square Dwelling – Appleshaw	4 Clifford Square, Featherston (Lot 2 DP 400142)	Ref 1294 Category 2
Hs060	Burt's House and Store	29 Waite Street, Featherston (Lot 1 DP 83371)	Ref 1296 Category 2
Hs061	Cottage	22 Waite Street, Featherston (Pt Sec 306 Town of Featherston)	
Hs062	Cottage	24 Waite Street, Featherston (Pt Sec 306 Town of Featherston)	
Hs063	Courthouse	Cnr Fitzherbert & Lyon Streets, Featherston (Pt Sec 337 Town of Featherston)	Ref 1297 Category 2
Hs064	Sunlea Garden Suppliers	81 Fitzherbert Street, Featherston (Lot 4 DP 47574)	Ref 1298 Category 2
Hs065	Former Methodist Church	64 Fox Street, cnr Fox and Fitzherbert Streets, Featherston (Lot 1 DP 70852)	Ref 2864 Category 2
Hs066	War Memorial	Cnr Fitzherbert, Fox & Wallace Streets, Featherston (Pt Town of Featherston)	Ref 3980 Category 1
Hs067	Former St Johns Anglican Church	64 Fox Street, Featherston (Lot 1 DP 70852)	Ref 2864 Category 2
Hs068	Former Doctor's House and Surgery	17 Johnston Street, Featherston (Lot 1 DP 13193)	Ref 2866 Category 2

# 921

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs069	Former Hodder House	23 Wakefield Street, Featherston (Lot 6 DP 26778)	Ref 1299 Category 2
Hs070	Library	70 Fitzherbert Street, Featherston (Lot 6 DP 26778)	Ref 3976 Category 2
Hs071	Royal Tavern	20-22 Revans Street, Featherston (Lot 1 DP 369211)	
Hs072	Town Hall	89-93 Main Street, Greytown (Lots 12-15 Deeds Plan 271)	
Hs073	Day House	5 Main Street, Greytown (Lot 2 DP 31399)	
Hs074	Greytown Hotel	33 Main Street, Greytown (Lot 1 DP 41919)	
Hs075	Cabbage (Kouka) Tree Cottage	113 Main Street, Greytown (Lot 1 DP 81123)	
Hs076	Dr Bey's House	119 Main Street, Greytown (Lot 1 DP 27153)	
Hs077	Wakelin House	123 Main Street, Greytown (Lot 2 DP 44906)	
Hs078	Jane Wakelin House	125 Main Street, Greytown (Lot 1 DP 44906)	
Hs079	Second Borough Office	1 Hastwell Street, Greytown (Lot 3 Deeds Plan 72)	
Hs080	Bright House	129 Main Street, Greytown (Pt Sec 55 Town of Greytown)	
Hs081	Shop	130 Main Street, Greytown (Pt Lot 6 Deeds Plan 72)	
Hs082	Shop	132 Main Street, Greytown (Lot 2 DP 311712)	
Hs083	Cottage	142 Main Street, Greytown (Lot 1 DP 423780)	
Hs084	Samuel Maxton's Cottage (site of)	143 Main Street, Greytown (Lot 1 DP 32511)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs085	Home of First Mayor (Thomas Kempton)	163 Main Street, Greytown (Lot 1 DP 429753)	
Hs086	Magistrate's House	170 Main Street, Greytown (Lot 2 DP 87704)	
Hs087	Armstrong's Shop (former vice-regal saddler)	174 Main Street, Greytown (Pt Sec 68 Town of Greytown)	
Hs088	Cottage	195 Main Street, Greytown (Lot 1 DP 52562)	
Hs089	HS Izard's House	40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)	
Hs090	Maata Mahupuku House	46 Kuratawhiti Street, Greytown (Pt Sec 5 Greytown Small Farm Settlement)	
Hs091	Villa	54 Kuratawhiti Street, Greytown (Pt Sec 5 Greytown Small Farm Settlement)	
Hs092	First Registry Office	19/18 Jellicoe Street, Greytown (Lot 1 DP 320375)	
Hs093	Wakelin's Figures, Cobblestones Trust	Main Street, Greytown (Lot 7 DP 31241)	
Hs094	Daddy Lowe's Corner Store, Cobblestones Trust	175-177 Main Street, Greytown (Lot 6 DP 31241)	
Hs095	Former Pharmacy	72 Main Street, Greytown (Lot 1 DP 81559)	
Hs096	Old Barber's Shop	100 West Street, Greytown (Lot 1 DP 64859)	
Hs097	Former Shop	6 Wood Street, Greytown (Lot 1 DP 27287)	
Hs098	Greytown Library	115-117 Main Street, Greytown (Parts Lot 1 DP 11855)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs099	Fell Engine	cnr of Fitzherbert & Lyon Streets, Featherston (Sec 337 Town of Featherston)	
Hs100	1904 Queen Anne House	42 Fox Street Featherston (Lot 4 DP 16148)	
Hs101	Villa	7 Johnston Street, Featherston (Lot 2 DP 11388)	
Hs102	Former Maternity House	17 Johnston Street, Featherston (Pt Lot 3 DP 13193)	
Hs103	Card Home	19/21 Johnston Street, Featherston (Lot 2 DP 71613)	
Hs104	Shop and House	1 Johnston Street, Featherston (Lot 1 DP 5102)	
Hs105	The Inkledoverly	78 Fox Street, Featherston (Pt Sec 253 Town of Featherston)	
Hs106	Viles House	2A Fitzherbert Street, Featherston (Lot 1 DP 55154)	
Hs107	Old Tauherenikau Post Office	5 Revans Street, Featherston (Lot 1 DP 50941)	
Hs108	First Presbyterian Church	90 Jellicoe Street, Martinborough (Lot 1 DP 402795)	
Hs109	Old Featherston County Offices	18 Kitchener Street, Martinborough (Lot 220 DP 248)	
Hs110	Boer War Memorial	Memorial Square, Martinborough (Closed Road SO 17366)	
Hs111	Roman Catholic Church	cnr Kitchener & Princess Streets, Martinborough (Lot 729 DP 586)	
Hs112	Former Borough Council Office	Martinborough (Lot 273 DP 248)	
Hs113	Ross's Store	80 Jellicoe Street, Martinborough (Pt Lot 60 Deeds Plan 24)	
Hs114	Country Womens' Institute	33 Jellicoe Street, Martinborough (Lot 1 DP 54388)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs115	ANZ Bank	22 Jellicoe Street, Martinborough (Lot 1 A Plan 2458)	
Hs116	Old Bookshop	3 Kitchener Street, Martinborough (Pt Lot 354 DP 248)	
Hs117	Shop	1-5 Jellicoe Street, Martinborough (Lot 1 DP 8929)	
Hs118	Radium Street Houses	6 Radium Street, Martinborough (Lots 13 Deeds Plan 152)	
Hs119	Radium Street Houses	5 Radium Street, Martinborough (Lots 14 Deeds Plan 152)	
Hs120	Radium Street Houses	4 Radium Street, Martinborough (Lots 15 Deeds Plan 152)	
Hs121	Radium Street Houses	3 Radium Street, Martinborough (Lots 12 Deeds Plan 152)	
Hs122	Radium Street Houses	2 Radium Street, Martinborough (Lots 11 Deeds Plan 152)	
Hs123	Radium Street Houses	1 Radium Street, Martinborough (Lots 10 Deeds Plan 152)	
Hs124	Martinborough Town Hall	23 Cork Street, Martinborough (Lot 252 DP 248)	
Hs125	Sacred Heart Church	60 Main Street, Greytown (Lot 1 DP 328589)	
Hs126	Baillie's Homestead	101 Main Street, Greytown (Pt Sec 43 Town of Greytown)	
Hs127	Greytown Butcher	67 Main Street, Greytown (Lot 1 DP 88464)	
Hs128	Haigh House (Te Rakau Nui)	80 West Street, Greytown (Lot 7 DP 14923)	
Hs129	Hang Ups Shop	98 Main Street, Greytown (Pt Sec 42 Town of Greytown)	
Hs130	Main Street Deli	88 Main Street, Greytown (Lot 5 DP 14650)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs131	Settler's Cottage	Rapid No. 2481 State Highway 2, Greytown (Lot 2 DP 90158)	
Hs132	Cundy Cottage	Cnr Bethane & Revans St, Featherston (Lot 5 DP 17737)	
Hs133	Cross Creek Cottage	11 Fox Street, Featherston	
Hs134	Cross Creek Cottage	13 Fox Street, Featherston	
Hs135	John Card Cottage	23 Johnston Street, Featherston (Lot 7 DP 6133)	
Hs136	John Card Cottage	25 Johnston Street, Featherston (Lot 7 DP 6133)	
Hs137	John Card Cottage	27 Johnston Street, Featherston (Lot 7 DP 6133)	
Hs138	Catholic Church	50 Bell Street, Featherston (Pt Sec 209 Town of Featherston)	
Hs139	Old Card Home	33 Bell Street, Featherston (Lot 2 & 5 DP 20838)	Ref 2869 Category 2
Hs140	Anderson's Building	19 Fitzherbert Street, Featherston (Lot 1 DP 66161)	
Hs141	Tennis Pavilion	24-26 Oxford Street, Martinborough (Lots 410-413 DP248)	
Hs142	Former Courthouse	20 Cork Street, Martinborough (Lot 273 DP 248)	
Hs143	Martinborough Hotel	10-12 Memorial Square, Martinborough (Lots 356 Pt Lots 352 & Pt Lots 354-355 DP 248)	
Hs144	Oddfellows Hall	3-5 Oxford Street, Martinborough (Lot 256 DP 248)	
Hs145	Fernside	1407 State Highway 2, Featherston (Pt Lot 2 DP 352112)	
Hs146	The Tin Hut	1512 State Highway 2, Tauherenikau (Lot 1 DP 418628)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs147	Tauherenikau Racecourse	1498 State Highway 2, Tauherenikau, Featherston (Lot 3 DP 346532)	
Hs148	Waiorongomai Church	Western Lake Road, Featherston (Lot 1 DP 8925)	
Hs149	Papatahi Station & Homestead (and associated buildings)	118 & 136 Papatahi Road, Featherston (Lot 1 & 2 DP 552814)	
Hs150	Tablelands	Papatahi Road, Martinborough	
Hs151	Udy/Harrison House	107 Main Street, Greytown (Lot 1 DP 42221)	
Hs152	Pain & Kershaw Building	14 Memorial Square, Martinborough (Lot 2 DP 553869 and Lots 5-8 DP 2757)	
Hs153	Pine Grove	121 Humphries Street, Greytown (Lot 1 DP 399294)	
Hs154	The White Swan Country Hotel	109 Main Street, Greytown (Lot 1 DP 331924)	
Hs155	Judd House	209 Kuratawhiti Street, Greytown (Lot 1 DP 26094)	
Hs156	Brick Kiln*	* where located on Department of Conservation land.	
Hs157	Railway Village*	* where located on Department of Conservation land.	
Hs158	Featherston Military Training Camp	Camp Road, Featherston	
Hs159	Carkeek Observatory	Hodder Farm, South Featherston	
Hs160	Former Greytown Hospital	193 East St, Greytown (Lot 6 DP 461648)	
Hs161	Oddfellows Hall	11 Hastwell Street, Greytown (ALL DP 8727)	
Hs162	Colonial Cottage	5 Horton Street, Greytown (Part Lot 23 Deeds Plan 43)	

Reference	Name	Location and Legal Description	HNZPT reference and category  (where applicable)
Hs163	Cottage	32 Humphries Street, Greytown (Lot 1 DP 21677)	
Hs164	Greytown Soldier's Memorial Park (First World War Memorial Gates, Second World War Memorial Plaque and Memorial Swimming Pool)	Kuratawhiti Street, Greytown	
Hs165	The Forrester's Arms	53 Main Street, Greytown (Lot 1 DP 45620)	
Hs166	First School Teachers House	59 Main Street, Greytown (Sec 122 Town of Greytown)	
Hs167	Former St Andrews Church	75 Main Street, Greytown (Lot 1 75672 SUBJ TO R/W)	
Hs168	Former Forrester's Hall	79 Main Street, Greytown (Lots 1 and 2 DP 13440 SUB TO & INT IN ROW DP)	
Hs169	Lemon Tree Cottage	83 Main Street, Greytown	
Hs170	Boot Makers Shop and Villa	5 McMaster Street, Greytown (Lots 5 6 Deeds Plan 271)	
Hs171	Bay Villa	15 Udy Street, Greytown (Lot 1 DP 405889)	
Hs172	Former Police House and Lockup	30 West Street, Greytown (Section 113 Greytown Small Farm Sett)	
Hs173	Former Greytown Railway Branch Line Goods Shed	Lot 2 DP 50634	
Hs174	Drummond Surveyor's Office	248 Main Street, Greytown (Lot 2 DP 63507 SUBJ TO R/W)	
Hs175	Former Greytown Branch Line Railway Station	Woodside Railway	
Hs176	St Matthew's Church Vicarage	201b Kuratawhiti Street, Greytown (Lot 2 DP 349404)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs177	Pā	Raho Rura Road, Wairarapa Lot 6 DP 14815 Block V, Haurangi SD	Ref 6236 Category 2
Hs178	Pā	Western Lake Road, South Wairarapa Pt Lot 12 DP 6775 Block VII, Onoke SD	Ref 6160 Category 2
Hs179	Pā	Whakatomotomo Road, South Wairarapa Pirinoa 1A, Block X, Haurangi SD	Ref 6237 Category 2
Hs180	Pā	Whakatomotomo Road, South Wairarapa Section 107 Turanganui District, Blocks V and IX, Haurangi SD	Ref 6238 Category 2

## SCHEDULE 2 – Heritage Precincts

### Masterton District

Name	Location
Masters Crescent Precinct	Masters Crescent, Masterton
Queen Elizabeth Park Precinct	Masterton
Solway Show Grounds	High Street/80 York St, Masterton
Victoria Street Precinct	Victoria Street Precinct, Masterton
Brancepeth	Stronvar Road, Masterton

### South Wairarapa District

Name	Location
Areas of the Martinborough Town Centre	Martinborough
Areas of the Featherston Town Centre	Featherston
Areas of the Greytown Town Centre	Greytown
Matakitaki a Kupe, Palliser Bay	The Matakitaki a Kupe Historic Heritage Precinct consists of the coastal strip of the Matakitaki land block between the Mangatoetoe and Waitetuna Streams, comprising parts of sections Pt1A, 1, Pt 3, Pt1B, Pt1B1, Pt1B2, 1C1, Pt1C2, Pt4, Pt2, DP 27206 Matakitaki Block, the Lighthouse, Recreation, Road, Legal Purpose and Native (fishing) Reserves, and all of the Mangatoetoe subdivision.

## SCHEDULE 3 Notable Trees

### Masterton District

To obtain the GPS coordinates for each record and STEM™ scoring information, please contact Council planning office on 06 370 6300, email [planningadmin@mstn.govt.nz](mailto:planningadmin@mstn.govt.nz)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
Masterton		
T <sub>m</sub> 01	Giant Redwood (Sequoiadendron giganteum)	4 Dixon Street, Masterton (Lot 4 DP 10488)
T <sub>m</sub> 02	English Elm (Ulmus procera)	15 Keir Crescent (Lot 1 DP 330441)
T <sub>m</sub> 03	Sweet Chestnut (Castanea sativa)	15 Keir Crescent (Lot 1 DP 330441)
T <sub>m</sub> 04	Giant Redwood (Sequoiadendron giganteum)	88, 88A and 90 High Street, Masterton (Lot 1 DP 47890)
T <sub>m</sub> 05	Giant Redwood (Sequoiadendron giganteum)	89 Cole Street, Masterton (Lot 31 DP 1851)
T <sub>m</sub> 06	Coastal Redwood (Sequoia sempervirens)	Solway College, Fleet Street, Masterton (Part Lot 1 Application Plan 2480)
T <sub>m</sub> 07	Olive (Olea europaea)	Solway College, Fleet Street, Masterton (Part Lot 1 Application Plan 2480)
T <sub>m</sub> 08	Corsican Pine (Pinus nigra 'Iaricio')	Solway College, Fleet Street, Masterton (Part Lot 1 Application Plan 2480)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>m</sub> 09	Giant Redwood (Sequoiadendron giganteum)	78 High Street, Masterton (Lot 1 DP 27266)
T <sub>m</sub> 10a	English Oak (Quercus robur)	41 Essex Street, Masterton (Lot 1 DP 3824)
T <sub>m</sub> 10b	English Oak (Quercus robur)	41 Essex Street, Masterton (Lot 1 DP 3824)
T <sub>m</sub> 10c	English Oak (Quercus robur)	41 Essex Street, Masterton (Lot 1 DP 3824)
T <sub>m</sub> 11	Purple European Beech (Fagus sylvatica "purpurea")	11 College Street, Masterton (Lot 31 DP 8404)
T <sub>m</sub> 12	Purple European Beech (Fagus sylvatica "purpurea")	60 Essex Street, Masterton (Lot 39 DP 1878)
T <sub>m</sub> 13	Common Ash (Fraxinus excelsior)	83 McKinstry Avenue, Te Ore Ore (Lot 4 DP 8270)
T <sub>m</sub> 14	Giant Redwood (Sequoiadendron giganteum)	"Bowlands" 1941 Te Ore Ore Bideford Road, Bideford (Lot 1 DP 52453)
T <sub>m</sub> 15	Himalayan Spruce (Picea smithiana)	"Bowlands" 1941 Te Ore Ore Bideford Road, Bideford (Lot 1 DP 52453)
T <sub>m</sub> 16	Kahikatea (Dacrydium dacrydioides)	"Bowlands" 1941 Te Ore Ore Bideford Road, Bideford (Lot 1 DP 52453)
T <sub>m</sub> 17	Giant Redwood (Sequoiadendron giganteum)	"Rata Hills", Tanglewood Road, Bideford (Lot 1 DP 88418)
T <sub>m</sub> 18a	English Oak (Quercus robur)	Whangaehu Hall, 685 Te Ore Ore Bideford Road, Bideford (Pt Kai O Te Atua)
T <sub>m</sub> 18b	English Oak (Quercus robur)	Whangaehu Hall, 685 Te Ore Ore Bideford Road, Bideford (Pt Kai O Te Atua)
T <sub>m</sub> 19	Lombardy Poplar (Populus nigra "Italica") Group of 39	North side of road reserve near 1095 Blairlogie-Langdale Road (road)
T <sub>m</sub> 20	Lombardy Poplar (Populus nigra "Italica") Group of 47	South side of road reserve near 1095 Blairlogie-Langdale Road (road)
T <sub>m</sub> 21	Canary Island Laurel (Picconia excelsa)	33 Takahe Street, Masterton (Lot 2 DP 355890)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>m</sub> 22	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	20 McKenna Street, Masterton (Pt Lot 2 DP 49765)
T <sub>m</sub> 23	Swamp cypress ( <i>Taxodium distichum</i> )	Millennium Reserve, Pownall Street, Masterton (Lot 1 DP 312270)
T <sub>m</sub> 24	Eucalyptus sp.	101 Titoki Street, Masterton (Lot 1 DP 28152)

## Carterton District

To obtain the GPS coordinates for each record and STEM™ scoring information, please contact Council planning office on 06 379 4030, email [info@cdc.govt.nz](mailto:info@cdc.govt.nz)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
Carterton		
T <sub>c</sub> 01	Bartram Oak ( <i>Quercus × heterophylla</i> ) Group of 63	Norman Avenue, Carterton (road)
T <sub>c</sub> 02	English Elm ( <i>Ulmus procera</i> )	Memorial Square, Park Road, Carterton (Lot 22 Deeds Plan 414)
T <sub>c</sub> 03	English Oak ( <i>Quercus robur</i> )	2824 State Highway 2, Carterton (Pt Lot 2 DP 270)

## South Wairarapa District

To obtain the GPS coordinates for each record and STEM™ scoring information, please contact Council planning office on 06 306 9611, email [planning@swdc.govt.nz](mailto:planning@swdc.govt.nz) or visit [www.swdc.govt.nz/notable-tree](http://www.swdc.govt.nz/notable-tree)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
Featherston		
T <sub>SF</sub> 01a	Monterey cypress ( <i>Cupressus macrocarpa</i> )	Barr Brown Reserve/ Park, Featherston (Council Recreation Reserve)
T <sub>SF</sub> 01b	English oak ( <i>Quercus robur</i> )	Barr Brown Reserve/ Park, Featherston (Council Recreation Reserve)
T <sub>SF</sub> 01c	Giant sequoia ( <i>Sequoiadendron giganteum</i> )	Barr Brown Reserve/ Park, Featherston (Council Recreation Reserve)
T <sub>SF</sub> 01d	Monterey pine ( <i>Pinus radiata</i> )	Barr Brown Reserve/ Park, Featherston (Council Recreation Reserve)
T <sub>SF</sub> 01mlt	Native numerous (Group: Totara (28) ( <i>Podocarpus totara</i> ) Matai (17) ( <i>Prumnopitys taxifolia</i> )	Barr Brown Reserve/ Park, Featherston (Council Recreation Reserve)
T <sub>SF</sub> 02a	Lawson cypress ( <i>Chamaecyparis lawsoniana</i> )	One Tree Hill Reserve/ Park, Featherston Domain, Bell Street, Featherston (Council Recreation Reserve)
T <sub>SF</sub> 02b	Monterey pine ( <i>Pinus radiata</i> )	One Tree Hill Reserve/ Park, Featherston Domain, Bell Street, Featherston (Council Recreation Reserve)
T <sub>SF</sub> 02c	Giant sequoia ( <i>Sequoiadendron giganteum</i> )	One Tree Hill Reserve/ Park, Featherston Domain, Bell Street, Featherston (Council Recreation Reserve)
T <sub>SF</sub> 03	Common walnut ( <i>Juglans regia</i> )	63 Bell Street, St Teresa's School, Featherston (Lot 1 DP 52326)
T <sub>SF</sub> 04a	English oak ( <i>Quercas robur</i> )	40-48 Bell Street, Featherston (17 Johnston Street) (Lot 1 DP 11388)
T <sub>SF</sub> 04b	English oak ( <i>Quercas robur</i> )	40-48 Bell Street, Featherston (17 Johnston Street) (Lot 1 DP 11388)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SF</sub> 04c	Coastal redwood ( <i>Sequoia sempervirens</i> )	40-48 Bell Street, Featherston (17 Johnston Street) (Lot 1 DP 11388)
T <sub>SF</sub> 04d	Lawson cypress ( <i>Chamaecyparis lawsoniana</i> )	40-48 Bell Street, Featherston (17 Johnson Street) (Lot 1 DP 11388)
T <sub>SF</sub> 05a	Californian live oak ( <i>Quercus agrifolia</i> )	38 Donald Street, Tarureka, Featherston (Lot 1 DP 359158)
T <sub>SF</sub> 05b	Hard beech ( <i>Fuscospora solandri</i> )	38 Donald Street, Tarureka, Featherston (Lot 1 DP 359158)
T <sub>SF</sub> 05c	Hard beech ( <i>Fuscospora solandri</i> )	38 Donald Street, Tarureka, Featherston (Lot 1 DP 359158)
T <sub>SF</sub> 05d	Messmate ( <i>Eucalyptus obliqua</i> )	38 Donald Street, Tarureka, Featherston (Lot 1 DP 359158)
T <sub>SF</sub> 06a	Golden elm 'Lutescens' ( <i>Ulmus glabra</i> )	160 Fitzherbert Street, Featherston (Lot 1 DP 50757)
T <sub>SF</sub> 06mlt	Rhododendron "Sir Robert Peel" ( <i>Rhododendron arboreum</i> )(3)	160 Fitzherbert Street, Featherston (Lot 1 DP 50757)
T <sub>SF</sub> 07a	English oak ( <i>Quercas robur</i> )	Trunk: 54 Fitzherbert Street, Langs Pharmacy, Featherston (Lot 6 Deeds Plan 134) Dripline: 52 Fitzherbert St, Featherston (LOT 2 DP 356826)
T <sub>SF</sub> 07b	English oak ( <i>Quercas robur</i> )	Trunk: 54 Fitzherbert Street, Langs Pharmacy, Featherston (Lot 6 Deeds Plan 134) Dripline: 52 Fitzherbert St, Featherston (LOT 2 DP 356826)
T <sub>SF</sub> 07c	English oak ( <i>Quercas robur</i> )	Trunk: 54 Fitzherbert Street, Langs Pharmacy, Featherston (Lot 6 Deeds Plan 134) Dripline: 52 Fitzherbert St, Featherston (LOT 2 DP 356826)
T <sub>SF</sub> 08a	English oak ( <i>Quercas robur</i> )	138A Fitzherbert Street Featherston (Lot 2 DP 45865)
T <sub>SF</sub> 08b	English oak ( <i>Quercas robur</i> )	138A Fitzherbert Street Featherston (Lot 2 DP 45865)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SF</sub> 09	Norfolk Island pine ( <i>Araucaria heterophylla</i> )	Trunk: 17 Johnston Street, Featherston (Lot 1 DP 13193) Dripline: Bell Street Road Reserve, Featherston (adjacent to 17 Johnston Street)
T <sub>SF</sub> 10a	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	60 Lyon Street, Featherston (Lot 1 DP 66586)
T <sub>SF</sub> 10b	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	60 Lyon Street, Featherston (Lot 1 DP 66586)
T <sub>SF</sub> 10c	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	60 Lyon Street, Featherston (Lot 1 DP 66586)
T <sub>SF</sub> 10d	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	60 Lyon Street, Featherston (Lot 1 DP 66586)
T <sub>SF</sub> 10e	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	Trunk: 60 Lyon Street, Featherston (Lot 1 DP 66586) Dripline: Lyon Street Road Reserve, Featherston (adjacent to 60 Lyon Street)
T <sub>SF</sub> 10f	Totara ( <i>Podocarpus totara</i> )	60 Lyon Street, Featherston (Lot 1 DP 66586)
T <sub>SF</sub> 10g	Totara ( <i>Podocarpus totara</i> )	60 Lyon Street, Featherston (Lot 1 DP 66586)
T <sub>SF</sub> 11	English oak ( <i>Quercas robur</i> )	Trunk: 111 Revans Street, Featherston (Lots 37 38 39 Deeds Plan 4825-29) Dripline: 29 Waite Street, Featherston (Lot 1 DP 83371)
T <sub>SF</sub> 12mlt	Native numerous (Group)	78 Underhill Road/ 73-75 Johnston Street, Featherston Underhill Road Character Area, Featherston, (Lot 4 DP 474655)
T <sub>SF</sub> 12b	Douglas fir ( <i>Pseudotsuga menziesii</i> )	78 Underhill Road/ 73-75 Johnston Street, Featherston Underhill Road Character Area, Featherston, (Lot 4 DP 474655)
T <sub>SF</sub> 12c	Deodar cedar ( <i>Cedrus deodara</i> )	78 Underhill Road/ 73-75 Johnston Street, Featherston Underhill Road Character Area, Featherston, (Lot 4 DP 474655)
T <sub>SF</sub> 13a	Totara ( <i>Podocarpus totara</i> )	79 Underhill Road, Featherston (Lot 14 DP 46642)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SF</sub> 13b	Kauri ( <i>Agathis australis</i> )	79 Underhill Road, Featherston (Lot 14 DP 46642)
T <sub>SF</sub> 13c	Black maire ( <i>Nestegis cunninghamii</i> )	Trunk: 79 Underhill Road, Featherston (Lot 14 DP 46642) Dripline: 4A Kereru Grove, Featherston (Lot 2 DP 522290)
T <sub>SF</sub> 13d	Matai ( <i>Prumnopitys taxifolia</i> )	79 Underhill Road, Featherston (Lot 14 DP 46642)
T <sub>SF</sub> 13e	Kauri ( <i>Agathis australis</i> )	79 Underhill Road, Featherston (Lot 14 DP 46642)
T <sub>SF</sub> 13f	Turepo milk tree ( <i>Streblus heterophyllus</i> )	79 Underhill Road, Featherston (Lot 14 DP 46642)
T <sub>SF</sub> 14	Totara ( <i>Podocarpus totara</i> )	Trunk: 87 Underhill Road, Featherston (Lot 1 DP 394595) Dripline: 87A Underhill Road, Featherston (Lot 2 DP 394595)
T <sub>SF</sub> 15a	Totara ( <i>Podocarpus totara</i> )	391 Underhill Road, Featherston (Lot 1 DP 80348)
T <sub>SF</sub> 15b	Rimu ( <i>Dacrydium cupressinum</i> )	391 Underhill Road, Featherston (Lot 1 DP 80348)
T <sub>SF</sub> 15c	Black maire ( <i>Nestegis cunninghamii</i> )	391 Underhill Road, Featherston (Lot 1 DP 80348)
T <sub>SF</sub> 15d	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	391 Underhill Road, Featherston (Lot 1 DP 80348)
T <sub>SF</sub> 15e	Matai ( <i>Prumnopitys taxifolia</i> )	391 Underhill Road, Featherston (Lot 1 DP 80348)
T <sub>SF</sub> 15f	Totara ( <i>Podocarpus totara</i> )	391 Underhill Road, Featherston (Lot 1 DP 80348)
T <sub>SF</sub> 15g	Matai ( <i>Prumnopitys taxifolia</i> )	391 Underhill Road, Featherston (Lot 1 DP 80348)
T <sub>SF</sub> 15h	Matai ( <i>Prumnopitys taxifolia</i> )	391 Underhill Road, Featherston (Lot 1 DP 80348)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SF</sub> 16	Copper beech ( <i>Fagus sylvatica</i> 'Purpurea')	Trunk: 31 Wakefield Street, Featherston (Part Sec 115 Town of Featherston) Dripline: 27 Wakefield Street, Featherston (Part Section 113 Town of Featherston)
T <sub>SF</sub> 17a	Norfolk Island pine ( <i>Araucaria heterophylla</i> )	Trunk: Wakefield Street Road reserve (adjacent to 31 Wakefield Street) Dripline: 31 Wakefield Street, Featherston (Part Sec 115 Town of Featherston)
T <sub>SF</sub> 17b	Lawson cypress ( <i>Chamaecyparis lawsoniana</i> )	Trunk: Wakefield Street Road reserve (adjacent to 31 Wakefield Street) Dripline: 31 Wakefield Street, Featherston (Part Sec 115 Town of Featherston)
T <sub>SF</sub> 18mlt	Native numerous (Group: all native vegetation that stands within the lot including <i>Paratrophis banksii</i> , <i>Corynocarpus laevigatus</i> , , <i>Dacrycarpus dacrydioides</i> , <i>Podocarpus totara</i> )	559-603 Western Lake Road, 'Pigeon Bush' (Privately-owned reserve), Featherston (Lot 2 DP 89479, Lot 2 DP 351055)
T <sub>SF</sub> 19	Karaka ( <i>Corynocarpus laevigatus</i> )	1280 Western Lake Road, Praire Holm, Featherston (Part Sec 80 Western Lake District)
T <sub>SF</sub> 20	Matai ( <i>Prumnopitys taxifolia</i> )	2196 Western Lake Road, Wairongomai, rural Featherston (Pt secs 46 47 BLK Xiii Wairarapa SD)
T <sub>SF</sub> 21a	Giant sequoia ( <i>Sequoiadendron giganteum</i> )	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T <sub>SF</sub> 21b	Giant sequoia ( <i>Sequoiadendron giganteum</i> )	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T <sub>SF</sub> 21c	Coastal redwood ( <i>Sequoia sempervirens</i> )	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SF</sub> 21d	Norfolk Island pine ( <i>Araucaria heterophylla</i> )	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T <sub>SF</sub> 21e	Norfolk Island pine ( <i>Araucaria heterophylla</i> )	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T <sub>SF</sub> 21f	Monterey pine ( <i>Pinus Radiata</i> )	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T <sub>SF</sub> 21g	Sweet chestnut ( <i>Castanea sativa</i> )	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T <sub>SF</sub> 21h	Maritime pine ( <i>Pinus pinaster</i> )	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T <sub>SF</sub> 21i	English elm ( <i>Ulmus procera</i> )	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T <sub>SF</sub> 21j	Bunya Bunya ( <i>Araucaria bidwillii</i> )	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T <sub>SF</sub> 22	Tasmanian bluegum ( <i>Eucalyptus globulus</i> )	70a Woodward Street, Featherston (Lot 2 DP 65386)
T <sub>SF</sub> 23	Montpellier maple ( <i>Acer monspessulanum</i> )	73 Johnston Street, Featherston Underhill Road Character Area, Featherston, (Lot 2 DP 474655)
T <sub>SF</sub> 24	English oak ( <i>Quercas robur</i> )	75 Johnston St, Featherston, Featherston Underhill Road Character Area, (Lot 3 DP 474655)
T <sub>SF</sub> 25a	Sweet chestnut ( <i>Castanea sativa</i> )	78 Underhill Road/ 73-75 Johnston Street, Featherston Underhill Road Character Area, Featherston, (Secs 95 102 Featherston Suburban SO 1056)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SF</sub> 25b	Turkey oak ( <i>Quercus cerris</i> )	78 Underhill Road/ 73-75 Johnston Street, Featherston Underhill Road Character Area, Featherston, (Lot 1 DP 474655)
T <sub>SF</sub> 25c	Turkey oak ( <i>Quercus cerris</i> )	78 Underhill Road/ 73-75 Johnston Street, Featherston Underhill Road Character Area, Featherston, (Lot 1 DP 474655)
<b>Greytown</b>		
T <sub>SG</sub> 01a	Tree Photinia ( <i>Photinia serratifolia</i> )	Trunk: Kuratawhiti Street Road Reserve, Greytown Dripline: 40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)
T <sub>SG</sub> 01b	Common lime ( <i>Tilia x europaea</i> )	Trunk: Kuratawhiti Street Road Reserve, Greytown Dripline: 40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)
T <sub>SG</sub> 02	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	Trunk: Wilkie Street Road Reserve, Greytown (adjacent to 60 Wilkie Street), Dripline: 60 Wilkie Street, Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 03mlta	English oak ( <i>Quercus robur</i> ) (18)	Trunk: Cotter Street Recreation Reserve - Woodside Road, Greytown Trails Trust, Greytown (Greytown Rail Trail Road Reserve)
T <sub>SG</sub> 03mltb	English oak ( <i>Quercus robur</i> ) (77)	Trunk: Cotter Street - Woodside Road, Greytown Trails Trust, Greytown (Lot 1 DP 30169) Dripline: Greytown Dog Park, Cotter Street, Greytown (Lot 1 DP 30169, Lot 25 DP 455345)
T <sub>SG</sub> 04	English oak ( <i>Quercus robur</i> )	Trunk: 2 Clara Anne Grove, Greytown (Lot 4 DP 67142) Dripline: 1 Clara Anne Grove, Greytown (Lot 3 DP 67142) Dripline: 41E Reading Street, Greytown (Lot 1 DP 313478) Dripline: 41D Reading Street, Greytown (Lot 2 DP 313478)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 05a	Common ash ( <i>Fraxinus excelsior</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05b	Common ash ( <i>Fraxinus excelsior</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05c	Common ash ( <i>Fraxinus excelsior</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05d	Common ash ( <i>Fraxinus excelsior</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05e	Common ash ( <i>Fraxinus excelsior</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05f	English oak ( <i>Quercas robur</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05g	English oak ( <i>Quercas robur</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05h	English oak ( <i>Quercas robur</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05i	English oak ( <i>Quercas robur</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05j	English oak ( <i>Quercas robur</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05k	English oak ( <i>Quercas robur</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05l	English oak ( <i>Quercas robur</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05m	English oak ( <i>Quercas robur</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05n	English oak ( <i>Quercas robur</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 05o	English oak ( <i>Quercas robur</i> )	Trunk: Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420) Dripline: 29 Kempton Street, Greytown (Lot 2 DP 56989) Dripline: 31 Kempton Street, Greytown (Lot 2 DP 57466)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 05p	Horse chestnut ( <i>Aesculus hippocastanum</i> )	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T <sub>SG</sub> 06a	Common beech ( <i>Fagus sylvatica</i> )	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T <sub>SG</sub> 06b	Common beech ( <i>Fagus sylvatica</i> )	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T <sub>SG</sub> 06c	Common beech ( <i>Fagus sylvatica</i> )	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T <sub>SG</sub> 06d	Common beech ( <i>Fagus sylvatica</i> )	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T <sub>SG</sub> 06e	Common beech ( <i>Fagus sylvatica</i> )	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T <sub>SG</sub> 06f	Common beech ( <i>Fagus sylvatica</i> )	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T <sub>SG</sub> 06g	Common beech ( <i>Fagus sylvatica</i> )	Trunk: Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement) Dripline: 6B James Kidd Place, Greytown (Lot 12 DP 482633)
T <sub>SG</sub> 06h	Common beech ( <i>Fagus sylvatica</i> )	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T <sub>SG</sub> 06i	Common lime ( <i>Tilia x europaea</i> )	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T <sub>SG</sub> 06j	Sycamore ( <i>Acer pseudoplatanus</i> )	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 06mlta	Copper beech ( <i>Fagus sylvatica</i> 'Purpurea') (5)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T <sub>SG</sub> 06mltb	English elm ( <i>Ulmus procera</i> ) (Row of 55)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T <sub>SG</sub> 06mltc	London plane ( <i>Platanus x acerifolia</i> ) (Row of 20)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T <sub>SG</sub> 07	Horse chestnut ( <i>Aesculus hippocastanum</i> )	Trunk: Jellicoe Street Road Reserve, Greytown (adjacent to 10 Jellicoe Street) Dripline: 10 Jellicoe Street, Greytown (Lot 3 DP 398828)
T <sub>SG</sub> 08a	Maritime pine ( <i>Pinus pinaster</i> )	Trunk: SH 2 Road Reserve (adjacent to 14 Bidwills Cutting Road, Greytown) Dripline: 14 Bidwills Cutting Road, Greytown (Lot 1 DP 419976)
T <sub>SG</sub> 08b	Maritime pine ( <i>Pinus pinaster</i> )	Trunk: SH 2 Road Reserve (adjacent to 2 Bidwills Cutting Road, Greytown) Dripline: 2 Bidwills Cutting Road (Lot 1 DP 52118)
T <sub>SG</sub> 08c	Mexican cypress ( <i>Cupressus lusitanica</i> )	Trunk: SH 2 Road Reserve (adjacent to Greytown Substation) Dripline: Greytown Substation (Lot 1 Deposited Plan 63604)
T <sub>SG</sub> 08d	Monterey pine ( <i>Pinus Radiata</i> )	Trunk: SH 2 Road Reserve (adjacent to 14 Bidwills Cutting Road, Greytown) Dripline: 14 Bidwills Cutting Road, Greytown (Lot 1 DP 419976)
T <sub>SG</sub> 08e	Monterey pine ( <i>Pinus Radiata</i> )	Trunk: SH 2 Road Reserve (adjacent to 14 Bidwills Cutting Road, Greytown) Dripline: 14 Bidwills Cutting Road, Greytown (Lot 1 DP 419976)
T <sub>SG</sub> 08f	Monterey pine ( <i>Pinus Radiata</i> )	Trunk: SH 2 Road Reserve (adjacent to Greytown Substation) Dripline: Greytown Substation (Lot 1 Deposited Plan 63604) Dripline: 14 Bidwills Cutting Road, Greytown (Lot 1 DP 419976)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 09a	Tree Photinia ( <i>Photinia serratifolia</i> )	Trunk: Jellicoe Street Road Reserve, Greytown (adjacent to 53 Reading Street) Dripline: 53 Reading Street, Greytown (Lot 2 DP 398828)
T <sub>SG</sub> 09b	Tulip tree ( <i>Liriodendron tulipifera</i> )	Trunk: Jellicoe Street Road Reserve, Greytown (adjacent to 53 Reading Street) Dripline: 53 Reading Street. Greytown (Lot 2 DP 398828)
T <sub>SG</sub> 10	English oak ( <i>Quercas robur</i> )	6 Westwood Ave, Greytown (Lot 2 DP 440464)
T <sub>SG</sub> 11a	Kowhai ( <i>Sophora microphylla</i> )	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 11b	Kowhai ( <i>Sophora microphylla</i> )	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 11c	Pear ( <i>Pyrus sp. Perry</i> )	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 11mltd	Totara ( <i>Podocarpus totara</i> )(Group of 5)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 11e	Totara ( <i>Podocarpus totara</i> )	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 11f	Totara ( <i>Podocarpus totara</i> )	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 11g	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 11h	Titoki ( <i>Alectryon excelsus</i> )	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 11mlta	Titoki ( <i>Alectryon excelsus</i> ) (Group of 3)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 11mltb	Totara ( <i>Podocarpus totara</i> )(Group of 4)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 11mltc	Totara ( <i>Podocarpus totara</i> )(Group of 6)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 12mlt	Totara ( <i>Podocarpus totara</i> ) (group of 58)	60 Wilkie Street, Greytown (Lot 1 DP 85329)
T <sub>SG</sub> 13mlt	Native mix (group of 12):  Totara ( <i>Podocarpus totara</i> ) x 8  Titoki ( <i>Alectryon excelsus</i> ) x 4	60 Wilkie Street and adjacent paper road (Humphries Street), Greytown (Lot 2 DP 85329)
T <sub>SG</sub> 14a	Horse chestnut ( <i>Aesculus hippocastanum</i> )	40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)
T <sub>SG</sub> 14b	Common beech ( <i>Fagus sylvatica</i> )	Trunk: 40 Kuratawhiti Street, Greytown (Lot 1 DP 83851) Dripline: 42 Kuratawhiti Street, Greytown (Lot 2 DP 83851) Dripline: 46 Kuratawhiti Street, Greytown (Pt Section Greytown SM FM Settlement)
T <sub>SG</sub> 14c	Common ash ( <i>Fraxinus excelsior</i> )	Trunk: 40 Kuratawhiti Street, Greytown (Lot 1 DP 83851) Dripline: 42 Kuratawhiti Street, Greytown (Lot 2 DP 83851) Dripline: 46 Kuratawhiti Street, Greytown (Pt Section Greytown SM FM Settlement)
T <sub>SG</sub> 14d	Common lime ( <i>Tilia x europaea</i> )	Trunk: 40 Kuratawhiti Street, Greytown (Lot 1 DP 83851) Dripline: 42 Kuratawhiti Street, Greytown (Lot 2 DP 83851)
T <sub>SG</sub> 14e	Common ash ( <i>Fraxinus excelsior</i> )	Trunk: 40 Kuratawhiti Street, Greytown (Lot 1 DP 83851) Dripline: 42 Kuratawhiti Street, Greytown (Lot 2 DP 83851)
T <sub>SG</sub> 14f	Common beech ( <i>Fagus sylvatica</i> )	Trunk: 40 Kuratawhiti Street, Greytown (Lot 1 DP 83851) Dripline: 42 Kuratawhiti Street, Greytown (Lot 2 DP 83851) Dripline: 46 Kuratawhiti Street, Greytown (Pt Section Greytown SM FM Settlement)
T <sub>SG</sub> 15	Totara ( <i>Podocarpus totara</i> )	Trunk: 32 Humphries Street, Greytown (Lot 1 DP 21677) Dripline: 8 Awhina Drive, Greytown (Lot 1 DP 329641)
T <sub>SG</sub> 16	Pear ( <i>Pyrus</i> sp.)	89 No. 1 Line, Tauherenikau, Greytown (Lot 24 DP 991)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 17	English oak ( <i>Quercus robur</i> )	188 Main Street Greytown (LOT 1 DP 342812)
T <sub>SG</sub> 18	English oak ( <i>Quercas robur</i> )	Trunk: 7A Cotter Street, Greytown (Lot 2 DP 399141) Dripline: 7 Cotter Street, Greytown (Lot 1 DP 399141) Dripline: 9 Cotter Street, Greytown (Lot 1 DP 53797)
T <sub>SG</sub> 19	Peruvian peppercorn tree ( <i>Schinus molle</i> )	Trunk: 21 East Street, Greytown (Lot 6 DP 22662) Dripline: 19 East Street, Greytown (Lot 7 DP 22662) Dripline: East Street Road Reserve, Greytown (adjacent to 21 East Street)
T <sub>SG</sub> 20	English oak ( <i>Quercas robur</i> )	Trunk: 73-99 East Street, Greytown Primary School, Greytown (Part Sec 29 Greytown Tn Belt) Dripline: East Street Road Reserve, Greytown Dripline: Greytown Primary School, Greytown (Section 28 Greytown Tn Belt)
T <sub>SG</sub> 21mlta	Red and pin oaks; northern side of Avenue ( <i>Quercus rubra</i> and <i>Quercus palustris</i> ) (Row of 10)	Trunk: 190-194 East Street, Old Hospital, Greytown (Pt Reserve of Greytown) Dripline: Hospital Road Road Reserve, Greytown (adjacent to 190-194 East Street)
T <sub>SG</sub> 21mltb	Red and pin Oaks; southern side of avenue ( <i>Quercus rubra</i> and <i>Quercus palustris</i> ) (Row of 9)	Trunk: 2 Hospital Road, Old Hospital, Greytown (Lot 1 DP 405286) Dripline: Hospital Road Road Reserve, Greytown (adjacent to 2 Hospital Road)
T <sub>SG</sub> 22a	Canary Island Palm ( <i>Phoenix canariensis</i> )	193 East Street, Greytown (Lot 6 DP 461648)
T <sub>SG</sub> 22b	Canary Island Palm ( <i>Phoenix canariensis</i> )	193 East Street, Greytown (Lot 6 DP 461648)
T <sub>SG</sub> 23	Wych elm ( <i>Ulmus glabra</i> "horizontalis")	Trunk: 195 East Street, Old Hospital Grounds, Greytown (Lot 5 DP 461648) Dripline: 197 East Street, Greytown (Lot 4 DP 461648)
T <sub>SG</sub> 24a	Common lime ( <i>Tilia x europaea</i> )	197 East Street, Old Hospital Grounds, Greytown (Lot 1 DP 461648)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 24b	Wych elm ( <i>Ulmus glabra</i> "horizontalis")	Trunk: 197 East Street, Old Hospital Grounds, Greytown (Lot 4 DP 461648) Dripline: 199 East Street, Greytown (Lot 3 DP 461648)
T <sub>SG</sub> 25	English oak ( <i>Quercas robur</i> )	Trunk: 34 Humphries Street, Greytown (Lot 2 DP 61702) Dripline: Humphries Street Road Reserve, Greytown (adjacent to 34 Humphries Street)
T <sub>SG</sub> 26	Pin oak ( <i>Quercus palustris</i> )	Trunk: 17 Jellicoe Street, Greytown (Lot 1 DP 71160) Dripline: 15A Jellicoe Street, Greytown (Lot 4 DP 30632) Dripline: 5 Clara Anne Grove, Greytown (Lot 7 DP 67142)
T <sub>SG</sub> 27	English oak ( <i>Quercas robur</i> )	Trunk: 31 Kempton Street, Greytown (Lot 2 DP 57466) Dripline: Collier Reserve, West Street, Greytown (Lot 9-11 DP 14965)
T <sub>SG</sub> 28	Common ash ( <i>Fraxinus excelsior</i> )	Trunk: 47 Kempton Street, Greytown (Lot 5 65594) Dripline: 45 Kempton Street, Greytown (Lot 4 65594)
T <sub>SG</sub> 29	Common lime ( <i>Tilia x europaea</i> )	42 Kuratawhiti Street, Greytown (Lot 2 DP 83851)
T <sub>SG</sub> 30a	Totara ( <i>Podocarpus totara</i> )	93 Kuratawhiti Street, Greytown (Lot 3 DP 501795)
T <sub>SG</sub> 30b	Lawson cypress ( <i>Chamaecyparis lawsoniana</i> )	93 Kuratawhiti Street, Greytown (Lot 3 DP 501795)
T <sub>SG</sub> 30c	Coastal redwood ( <i>Sequoia sempervirens</i> )	93 Kuratawhiti Street, Greytown (Lot 3 DP 501795)
T <sub>SG</sub> 30d	Mexican cypress ( <i>Cupressus lusitanica</i> )	93 Kuratawhiti Street, Greytown (Lot 3 DP 501795)
T <sub>SG</sub> 31a	Totara ( <i>Podocarpus totara</i> )	174 Kuratawhiti Street, Greytown (Lot 1 DP 19959)
T <sub>SG</sub> 31b	Totara ( <i>Podocarpus totara</i> )	174 Kuratawhiti Street, Greytown (Lot 1 DP 19959)
T <sub>SG</sub> 32	Totara ( <i>Podocarpus totara</i> )	192 Kuratawhiti Street, Greytown (Lot 5 DP 91347)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 33a	Totara ( <i>Podocarpus totara</i> )	209 Kuratawhiti Street, Greytown (Lot 1 DP 26094)
T <sub>SG</sub> 33b	Totara ( <i>Podocarpus totara</i> )	Dripline: 209 Kuratawhiti Street, Greytown (Lot 1 DP 26094) Trunk: Kuratawhiti Street Road Reserve, Greytown (adjacent to 209 Kuratawhiti Street)
T <sub>SG</sub> 33c	Totara ( <i>Podocarpus totara</i> )	Dripline: 209 Kuratawhiti Street, Greytown (Lot 1 DP 26094) Trunk: Kuratawhiti Street Road Reserve, Greytown (adjacent to 209 Kuratawhiti Street)
T <sub>SG</sub> 34	Hard beech ( <i>Fuscospora solandri</i> )	Trunk: 22 Mahupuku Street, Greytown (Lot 4 DP 492569) Dripline: 33 McMaster Street, Greytown (Lot 3 DP 492569) Dripline: Mahupuku Street Road Reserve, Greytown (adjacent to 22 Mahupuku Street/ 33 McMaster Street)
T <sub>SG</sub> 35	English elm ( <i>Ulmus procera</i> )	Trunk: 12 Main Street, Greytown (Part Lot 4 DP 17732) Dripline: 16 Main Street, Greytown (Pt Section 8 Tn of Greytown) Dripline: Main Street Road Reserve, Greytown (adjacent to Pt Lot 4 DP 17732)
T <sub>SG</sub> 36a	English elm ( <i>Ulmus procera</i> )	Trunk: 16 Main Street, Greytown (Part Sec 8 Town of Greytown) Dripline: Main Street Road Reserve, Greytown (adjacent to 16 Main Street)
T <sub>SG</sub> 36b	English oak ( <i>Quercas robur</i> )	Trunk: 16 Main Street, Greytown (Part Sec 8 Town of Greytown) Dripline: Main Street Road Reserve, Greytown (adjacent to 16 Main Street)
T <sub>SG</sub> 37a	English oak ( <i>Quercas robur</i> )	Trunk: 48 – 50 Main Street, Arbor House, Greytown (Lot 1 DP 10779) Dripline: Main Street Road Reserve, Greytown (adjacent to 48-50 Main Street)
T <sub>SG</sub> 37b	Camperdown elm ( <i>Ulmus glabra</i> 'Camperdownii')	48 – 50 Main Street, Arbor House, Greytown (Lot 1 DP 10779)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 38	Common walnut ( <i>Juglans regia</i> )	74-78 Main Street, Greytown (Lot 1 DP 491776)
T <sub>SG</sub> 39a	Common lime ( <i>Tilia x europaea</i> )	Trunk: 75 Main Street, Greytown (Lot 1 DP 76572) Dripline: 73 Main Street (Pt Lot 1 DP 13517) Dripline: 73 Main Street (Pt Lot 3 DP 13517) Dripline: Main Street Road Reserve, Greytown (adjacent to 73-75 Main Street)
T <sub>SG</sub> 39b	Common lime ( <i>Tilia x europaea</i> )	75 Main Street (beside BNZ building, Reserve land), Greytown (Lot 1 DP 76572) Dripline: Main Street Road Reserve, Greytown (adjacent to 75 Main Street)
T <sub>SG</sub> 40mlt	Pin oak ( <i>Quercus palustris</i> ) (Group of 7)	Trunk: 83-87 Main Street, Greytown (Lots 1-4, Deeds 271) Dripline: McMaster Street Road Reserve, Greytown (adjacent to 83-87 Main Street) Dripline: Main Street Road Reserve, Greytown (adjacent to 83-87 Main Street)
T <sub>SG</sub> 41mlt	Pin oak ( <i>Quercus palustris</i> ) (Group of 4)	Trunk: 89-91 Main Street, Greytown (Lots 12-15, Deeds 271) Trunk: McMaster Street Road Reserve, Greytown (adjacent to 89-91 Main Street) Dripline: Main Street Road Reserve, Greytown (adjacent to 89-91 Main Street) Dripline McMaster Street Road Reserve (adjacent to 89-91 Main Street)
T <sub>SG</sub> 42mlt	Canary Island palm ( <i>Phoenix canariensis</i> ) (Group of 3)	Stella Bull Park/ Reserve, 113-117 Main Street, Greytown (Lot 1 DP 118555)
T <sub>SG</sub> 43a	Evergreen magnolia ( <i>Magnolia grandiflora</i> )	129 Main Street, Greytown (Pt Sec 55 Tn of Greytown)
T <sub>SG</sub> 43b	Camelia ( <i>Camellia</i> sp.)	129 Main Street, Greytown (Pt Sec 55 Tn of Greytown)
T <sub>SG</sub> 44mlt	English oak ( <i>Quercus robur</i> ) (Row of 6)	Trunk: 135 Main Street, St Lukes Church, Greytown (Lot 2 DP 86779) Dripline: Church Street Road Reserve, Greytown (adjacent to 135 Main Street, Greytown)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 44b	Mountain ash ( <i>Eucalyptus regnans</i> )	Trunk: 135 Main Street, St Lukes Church, Greytown (Lot 2 DP 86779) Dripline: Main Street Road Reserve/ Church Street Road Reserve, Greytown (adjacent to 135 Main Street)
T <sub>SG</sub> 45	Horse chestnut ( <i>Aesculus hippocastanum</i> )	163D Main Street, Greytown (Pt Sec 73 Tn of Greytown) Dripline: Main Street Road Reserve, Greytown (adjacent to 163D Main Street) Dripline: 165 Main Street, Greytown (Lot 2 DP 24040) Dripline: 163A Main Street, Greytown (Lot 2 DP 429753) Dripline: 163 Main Street, Greytown (Lot 1 DP 429753)
T <sub>SG</sub> 46	Common ash ( <i>Fraxinus excelsior</i> )	Trunk: Cobblestone's Museum, 169-177 Main Street, Greytown (Lot 8 DP 31241) Dripline: Cobblestone's Museum, 175-177 Main Street, Greytown (Lots 2,5,6 DP 31241)
T <sub>SG</sub> 47	Liquidambar ( <i>Liquidamber styraciflua</i> )	Trunk: 174 Main Street, (Part Section 68 TN of Greytown) Dripline: Main Street Road Reserve, Greytown (adjacent to 174 Main Street)
T <sub>SG</sub> 48a	Deodar cedar ( <i>Cedrus deodara</i> )	9 Mole St (Part lot 12 Deeds 139)
T <sub>SG</sub> 48b	Blue atlas cedar ( <i>Cedrus atlantica Glauca</i> )	9 Mole St (Part lot 12 Deeds 139)
T <sub>SG</sub> 48c	Plume Japanese cedar ( <i>Cryptomeria japonica elegans</i> )	9 Mole St (Part lot 12 Deeds 139)
T <sub>SG</sub> 49	Douglas fir ( <i>Pseudotsuga menziesii</i> )	Trunk: 200 Main Street, Greytown (Lot 1 DP 719) Dripline: Main Street Road Reserve, Greytown (adjacent to 200 Main Street, Greytown)
T <sub>SG</sub> 50a	Tasmanian bluegum ( <i>Eucalyptus globulus</i> )	191 No 1 Line, Lowlands, Tauherenikau, Greytown (Lot 2 DP 22068)
T <sub>SG</sub> 50b	Tasmanian bluegum ( <i>Eucalyptus globulus</i> )	191 No 1 Line, Lowlands, Tauherenikau, Greytown (Lot 2 DP 22068)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 51a	Totara ( <i>Podocarpus totara</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51b	Large spindle bush ( <i>Euonymus lucidus</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51c	Matai ( <i>Prumnopitys taxifolia</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51d	Matai ( <i>Prumnopitys taxifolia</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51e	Matai ( <i>Prumnopitys taxifolia</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51f	Totara ( <i>Podocarpus totara</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51g	Totara ( <i>Podocarpus totara</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51h	Totara ( <i>Podocarpus totara</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51i	Totara ( <i>Podocarpus totara</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51j	Totara ( <i>Podocarpus totara</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51k	Totara ( <i>Podocarpus totara</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51l	Totara ( <i>Podocarpus totara</i> )	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 51mlt	Native numerous (Group: Totara - <i>Podocarpus totara</i> (40), Matai ( <i>Prumnopitys taxifolia</i> ) (4), understory mature Titoki ( <i>Alectryon excelsus</i> ) and a white maire ( <i>Nestegis lanceolata</i> ))	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T <sub>SG</sub> 52a	Totara ( <i>Podocarpus totara</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 52b	Matai ( <i>Prumnopitys taxifolia</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52c	Common lime ( <i>Tilia x europaea</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52d	Common lime ( <i>Tilia x europaea</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52e	Common lime ( <i>Tilia x europaea</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52f	English oak ( <i>Quercas robur</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52g	English oak ( <i>Quercas robur</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52h	London plane ( <i>Platanus x acerifolia</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52i	London plane ( <i>Platanus x acerifolia</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52j	Japanese maple ( <i>Acer palmatum 'Purpureum'</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52k	Horse chestnut ( <i>Aesculus hippocastanum</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52l	Hiba ( <i>Thujopsis dolabrata</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52m	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 52n	Totara ( <i>Podocarpus totara</i> )	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T <sub>SG</sub> 53	Totara ( <i>Podocarpus totara</i> )/ Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	2466 SH 2, Greytown (Lot 3 DP 391939)
T <sub>SG</sub> 54	Coastal redwood ( <i>Sequoia sempervirens</i> )	Dripline: 53 Udy Street, Greytown (Lot 14 DP 82671) Trunk: Udy Street Road Reserve, Greytown (adjacent to 53 Udy Street)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 55a	Pin oak ( <i>Quercus palustris</i> )	Trunk: 31 West Street, Greytown (Part Sec 16 Town of Greytown) Dripline: West Street Road Reserve, Greytown (adjacent to 31 West Street)
T <sub>SG</sub> 55b	Copper beech ( <i>Fagus sylvatica</i> 'Purpurea')	Trunk: 31 West Street, Greytown (Part Sec 16 Town of Greytown) Dripline: West Street Road Reserve, Greytown (adjacent to 31 West Street)
T <sub>SG</sub> 55c	Pin oak ( <i>Quercus palustris</i> )	Trunk: 31 West Street, Greytown (Part Sec 16 Town of Greytown) Dripline: 32 Main Street, Greytown (Pt Sec 16 Tn of Greytown) Dripline: 30 Main Street, Greytown (Lot 1 DP 315591) Dripline: 27 West Street, Greytown (PT SEC 14 TOWN OF GREYTOWN)
T <sub>SG</sub> 56	English oak ( <i>Quercas robur</i> )	Dripline: 86 West Street, Greytown (Lot 1 DP 17731) Trunk: West Street Road Reserve, Greytown (adjacent to 86)
T <sub>SG</sub> 57	English oak ( <i>Quercas robur</i> )	Dripline: 100 West Street, Greytown (Lot 1 DP 64859) Dripline: 10 Oak View Place, Greytown (Lot 11 DP 72293) Trunk: West Street Road Reserve, Greytown (adjacent to 100 West Street)
T <sub>SG</sub> 58	Irish yew ( <i>Taxus baccat'</i> <i>fastigiata</i> )	Trunk: 106 West Street, Greytown (Lot 2 DP 70079) Dripline: 108 West Street, Greytown (Lot 1 DP 70079)
T <sub>SG</sub> 59a	Copper beech ( <i>Fagus sylvatica</i> 'Purpurea')	Trunk: 134 West Street, Greytown (Lot 21 DP 16344) Dripline: 132 West Street, Greytown (Lot 2 DP 68967)
T <sub>SG</sub> 59b	Douglas fir ( <i>Pseudotsuga menziesii</i> )	Dripline: 134 West Street, Greytown (Lot 21 DP 16344) Trunk: 136 West Street, Greytown (Pt Lot 17 Deeds Plan 45)
T <sub>SG</sub> 60a	English oak ( <i>Quercas robur</i> )	35 Wood Street, Greytown (Lot 9 Deeds 310)
T <sub>SG</sub> 60b	Rhododendron ( <i>Rhododendron</i> sp.)	35 Wood Street, Greytown (Lot 9 Deeds 310)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 60c	Rhododendron (Rhododendron sp.)	35 Wood Street, Greytown (Lot 9 Deeds 310)
T <sub>SG</sub> 60d	Rhododendron (Rhododendron sp.)	35 Wood Street, Greytown (Lot 9 Deeds 310)
T <sub>SG</sub> 60e	Kauri (Agathis australis)	35 Wood Street, Greytown (Lot 9 Deeds 310)
T <sub>SG</sub> 61	Coastal redwood (Sequoia sempervirens)	47-49 Wood Street Greytown (Lot 1 DP 303922)
T <sub>SG</sub> 62	Ribbonwood (Plagianthus regius)	209 Wood Street, Greytown (Lot 1 DP 440966)
T <sub>SG</sub> 63a	Flowering cherry (Prunus sp.)	121 Kuratawhiti Street, Greytown (Lot 1 DP 76910)
T <sub>SG</sub> 63b	Evergreen magnolia (Magnolia grandiflora)	121 Kuratawhiti Street, Greytown (Lot 1 DP 76910)
T <sub>SG</sub> 63c	Ginkgo (Ginkgo biloba)	121 Kuratawhiti Street, Greytown (Lot 1 DP 76910)
T <sub>SG</sub> 64a	Matai (Prumnopitys taxifolia)	188 Underhill Road, Greytown (Lot 6 DP 91071)
T <sub>SG</sub> 64b	Totara (Podocarpus totara)	188 Underhill Road, Greytown (Lot 6 DP 91071)
T <sub>SG</sub> 65a	Totara (Podocarpus totara)	156 Underhill Road, Greytown (Lot 9 DP 91071)
T <sub>SG</sub> 65mlt	Totara (Podocarpus totara) (2)	156 Underhill Road, Greytown (Lot 9 DP 91071)
T <sub>SG</sub> 65c	Douglas fir (Pseudotsuga menziesii)	156 Underhill Road, Greytown (Lot 9 DP 91071)
T <sub>SG</sub> 65d	Giant sequoia (Sequoiadendron giganteum)	156 Underhill Road, Greytown (Lot 9 DP 91071)
T <sub>SG</sub> 66mlt	Totara (Podocarpus totara) (2)	24 Moroa Road, Tauherenikau Greytown (Section 7 Moroa District)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SG</sub> 66b	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	24 Moroa Road, Tauherenikau Greytown (Section 5 Moroa District)
T <sub>SG</sub> 67	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	24 Moroa Road, Tauherenikau (Part Section 5 Moroa District)
T <sub>SG</sub> 68	Oriental plane tree ( <i>Platanus orientalis</i> )	56 Pa Road, Greytown (Lot 1 DP 90886)
T <sub>SG</sub> 69mlt	Three small groups of Kahikatea ( <i>Dacrycarpus dacrydioides</i> ) with native understory such as narrow leaved maire ( <i>Nestegis montana</i> )	162 Wards Line, Greytown (Lot 1 Deeds 181)
T <sub>SG</sub> 70	Deodar cedar ( <i>Cedrus deodara</i> )	18 Mole Street, Greytown ( Lot 1 DP 89116)
T <sub>SG</sub> 71a	English oak ( <i>Quercas robur</i> )	42 Moroa Road, Tauherenikau Greytown (Lot 1 DP 25852)
T <sub>SG</sub> 71b	Messmate ( <i>Eucalyptus obliqua</i> )	42 Moroa Road, Tauherenikau Greytown (Lot 1 DP 25852)
T <sub>SG</sub> 72a	English elm ( <i>Ulmus procera</i> )	7 Kempton's Line, Greytown (Lot 1 DP 69921)
T <sub>SG</sub> 72b	English elm ( <i>Ulmus procera</i> )	7 Kempton's Line, Greytown (Lot 1 DP 69921)
T <sub>SG</sub> 72c	English elm ( <i>Ulmus procera</i> )	7 Kempton's Line, Greytown (Lot 1 DP 69921)
T <sub>SG</sub> 72d	English elm ( <i>Ulmus procera</i> ) (group of 3)	7 Kempton's Line, Greytown (Lot 1 DP 69921)
T <sub>SG</sub> 73a	Common walnut ( <i>Juglans regia</i> )	30 Main Street, Greytown (Lot 1 DP 315591)
T <sub>SG</sub> 73b	Totara ( <i>Podocarpus totara</i> )	30 Main Street, Greytown (Lot 1 DP 315591)

Martinborough

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SM</sub> 01a	Chinese Windmill Palm (Trachycarpus fortunei)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01b	Silky oak (Grevillea robusta)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01c	Tasmanian yellow gum (Eucalyptus leucoxylon Rosea)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01d	English elm (Ulmus procera)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01e	English elm (Ulmus procera)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01f	English elm (Ulmus procera)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01g	English elm (Ulmus procera)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01h	English elm (Ulmus procera)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01i	English elm (Ulmus procera)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01j	English oak (Quercas robur)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01k	English oak (Quercas robur)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01l	English oak (Quercas robur)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01m	English oak (Quercas robur)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01n	English oak (Quercas robur)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01o	Holm oak (Quercus ilex)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SM</sub> 01p	Holm oak ( <i>Quercus ilex</i> )	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01q	Medlar ( <i>Mespilus germanica</i> )	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01r	Peruvian peppercorn tree ( <i>Schinus molle</i> )	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01s	Red flowering gum ( <i>Eucalyptus ficifolia</i> )	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01t	Red ironbark ( <i>Eucalyptus sideroxylon</i> )	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01u	Red oak ( <i>Quercus rubra</i> )	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01v	Red oak ( <i>Quercus rubra</i> )	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01x	Red oak ( <i>Quercus rubra</i> )	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 01y	Red oak ( <i>Quercus rubra</i> )	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T <sub>SM</sub> 02	Kahikatea ( <i>Dacrycarpus dacrydioides</i> )	73 Diversion Road, Martinborough (Pt Lot 2 DP 6881 Sec 33 Pt Sec 92 Moroa)
T <sub>SM</sub> 03a	English oak ( <i>Quercus robur</i> )	Centennial Park/ Reserve, Martinborough (Pt Lot 655 DP 249)
T <sub>SM</sub> 03b	Golden elm 'Lutescens' ( <i>Ulmus glabra</i> )	Centennial Park/ Reserve, Martinborough (Pt Lot 655 DP 249)
T <sub>SM</sub> 03c	Golden totara 'Aurea' ( <i>Podocarpus totara</i> )	Centennial Park/ Reserve, Martinborough (Pt Lot 655 DP 249)
T <sub>SM</sub> 04mlt	Deodar cedar ( <i>Cedrus deodara</i> ) (Row/ hedge of 19)	Trunk: Martinborough Swimming Pool, 1 - 13 Vintners Lane, Martinborough (Lot 663 DP 249) Dripline: Vintners Lane Road Reserve, Martinborough (adjacent to 1-13 Vintners Lane)
T <sub>SM</sub> 04a	Golden elm 'Lutescens' ( <i>Ulmus glabra</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 662 DP 249)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SM</sub> 04b	Red oak ( <i>Quercus rubra</i> )	Trunk: 1 – 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 663 DP 249) Dripline: 1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 662 DP 249)
T <sub>SM</sub> 05a	Claret Ash ( <i>Fraxinus angustifolia</i> subsp. <i>oxycarpa</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05b	Tree of heaven ( <i>Ailanthus altissima</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05c	Pin oak ( <i>Quercus palustris</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05d	English oak ( <i>Quercus robur</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05e	Northern pin Oak ( <i>Quercus ellipsoidalis</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05f	English oak ( <i>Quercus robur</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05g	Northern pin Oak ( <i>Quercus ellipsoidalis</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05h	Northern pin Oak ( <i>Quercus ellipsoidalis</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05i	English oak ( <i>Quercus robur</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05j	English oak ( <i>Quercus robur</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05k	Northern pin Oak ( <i>Quercus ellipsoidalis</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05l	Northern pin Oak ( <i>Quercus ellipsoidalis</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 05m	English oak ( <i>Quercus robur</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SM</sub> 05n	Turkey oak ( <i>Quercus cerris</i> )	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T <sub>SM</sub> 06a	Large-leaved lime ( <i>Tilia platyphyllos</i> )	14-16 Dublin Street, Martinborough School, Martinborough (Pt Lot 67 and 68 Deeds Plan 24)
T <sub>SM</sub> 06b	Pin oak ( <i>Quercus palustris</i> )	14-16 Dublin Street, Martinborough School, Martinborough (Pt Lot 67 and 68 Deeds Plan 24)
T <sub>SM</sub> 06c	Himalayan oak ( <i>Quercus leucotrichophora</i> ) (Row of 11)	14-16 Dublin Street, Martinborough School, Martinborough (Pt Lot 67 and 68 Deeds Plan 24)
T <sub>SM</sub> 07	English oak ( <i>Quercus robur</i> )	Trunk: 41 – 43 Dublin Street, St Andrews Anglican Church, Martinborough (Lots 547 DP 248) Dripline: 54 Jellicoe Street, Martinborough (Lot 552 Dp 248) Dripline: Dublin Street Road Reserve, Martinborough (adjacent to 54 Jellicoe Street)
T <sub>SM</sub> 08	Honey locust ( <i>Gleditsia</i> 'Sunburst')	113-129 Dublin Street, Martinborough (Lot 1 DP81880)
T <sub>SM</sub> 09	Eucalyptus ( <i>Eucalyptus</i> sp.)	236 Haurangi Road, Patuna Farm, Martinborough (Lot 1 DP 395437)
T <sub>SM</sub> 10a	Grey gum ( <i>Eucalyptus punctata</i> )	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)
T <sub>SM</sub> 10b	Canary Island Palm ( <i>Phoenix canariensis</i> )	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)
T <sub>SM</sub> 10c	Canary Island Palm ( <i>Phoenix canariensis</i> )	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)
T <sub>SM</sub> 10d	Canary Island Palm ( <i>Phoenix canariensis</i> )	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)
T <sub>SM</sub> 10e	Eucalyptus ( <i>Eucalyptus</i> sp.)	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)
T <sub>SM</sub> 10f	Eucalyptus ( <i>Eucalyptus</i> sp.)	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SM</sub> 11a	Holm oak ( <i>Quercus ilex</i> )	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T <sub>SM</sub> 11b	Silver fir ( <i>Abies alba</i> )	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T <sub>SM</sub> 11c	Atlantic cedar ( <i>Cedrus atlantica</i> )	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T <sub>SM</sub> 11d	English elm ( <i>Ulmus procera</i> )	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T <sub>SM</sub> 11e	Ponderosa pine ( <i>Pinus ponderosa</i> )	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T <sub>SM</sub> 11f	Coastal Redwood ( <i>Sequoia sempervirens</i> )	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T <sub>SM</sub> 11g	Coastal Redwood ( <i>Sequoia sempervirens</i> )	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T <sub>SM</sub> 11h	English oak ( <i>Quercas robur</i> )	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T <sub>SM</sub> 11i	Black pine ( <i>Pinus nigra</i> )	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T <sub>SM</sub> 11j	Bunya Bunya ( <i>Araucaria bidwillii</i> )	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T <sub>SM</sub> 11k	Bunya Bunya ( <i>Araucaria bidwillii</i> )	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T <sub>SM</sub> 12a	Himalayan cypress ( <i>Cupressus torulosa</i> )	808 Kahutara Road, Rototawai, Martinborough (Pt Lot 1 DP 14477)
T <sub>SM</sub> 12b	Coastal redwood ( <i>Sequoia sempervirens</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12c	Common lime ( <i>Tilia x europaea</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12d	English oak ( <i>Quercas robur</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12e	English oak ( <i>Quercas robur</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SM</sub> 12f	English oak ( <i>Quercus robur</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12g	Holm oak ( <i>Quercus ilex</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12h	Deodar cedar ( <i>Cedrus deodara</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12i	Turkey oak ( <i>Quercus cerris</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12j	Deodar cedar ( <i>Cedrus deodara</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12k	Common ash ( <i>Fraxinus excelsior</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12l	Turkey oak ( <i>Quercus cerris</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12m	Deodar cedar ( <i>Cedrus deodara</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12n	Holm oak ( <i>Quercus ilex</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12o	Dutch elm ( <i>Ulmus hollandica</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12p	Yew ( <i>Taxus baccata</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12q	Cedar of Lebanon ( <i>Cedrus libani</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12r	Yew ( <i>Taxus baccata</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12s	Yew ( <i>Taxus baccata</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12t	Yew ( <i>Taxus baccata</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12u	Turkey oak ( <i>Quercus cerris</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SM</sub> 12v	Common walnut ( <i>Juglans regia</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12w	Turkey oak ( <i>Quercus cerris</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12x	Wych elm ( <i>Ulmus glabra</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 12y	English oak ( <i>Quercus robur</i> )	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T <sub>SM</sub> 13a	Giant sequoia ( <i>Sequoiadendron giganteum</i> )	1027a Kahutara Road, Otahuna, Martinborough (Lot 2 DP 91007)
T <sub>SM</sub> 13b	English oak ( <i>Quercus robur</i> )	1027a Kahutara Road, Otahuna, Martinborough (Lot 2 DP 91007)
T <sub>SM</sub> 13c	Canary Island Palm ( <i>Phoenix canariensis</i> )	1027a Kahutara Road, Otahuna, Martinborough (Lot 2 DP 91007)
T <sub>SM</sub> 13d	Canary Island Palm ( <i>Phoenix canariensis</i> )	1027a Kahutara Road, Otahuna, Martinborough (Lot 2 DP 91007)
T <sub>SM</sub> 13e	Mountain ash ( <i>Eucalyptus regnans</i> )	1027a Kahutara Road, Otahuna, Martinborough (Lot 2 DP 91007)
T <sub>SM</sub> 14	Sycamore ( <i>Acer pseudoplatanus</i> )	Trunk: 6 Kansas Street, Martinborough (Lot 368 DP 248) Dripline: Kansas Street Road Reserve, Martinborough (adjacent to 6 Kansas Street) Dripline: 11 Memorial Square, Martinborough (Pt Lot 366-367 DP 248)
T <sub>SM</sub> 15	Pin oak ( <i>Quercus palustris</i> )	Trunk: 45 Kitchener Street, Martinborough (Pt Lot 1 DP 6872) Dripline: 47 Kitchener Street, Martinborough (Pt Lot C DP 249)
T <sub>SM</sub> 16	Camden woollybutt ( <i>Eucalyptus macarthurii</i> )	47-57 Princess Street, Martinborough Vineyard, Martinborough (Lot 2 DP 82458) on New York Street West frontage

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T <sub>SM</sub> 17	Hard beech ( <i>Fuscospora solandri</i> )	Trunk: 4 Radium Street, Martinborough (Lot 15 Deeds Plan 152) Dripline: 3 Radium Street, Martinborough (Lot 12 Deeds Plan 152) Dripline: 38 Dublin Street, Martinborough (Lot 3 DP 19459)
T <sub>SM</sub> 18	Matai ( <i>Prumnopitys taxifolia</i> )	115 Ruakokoputuna Road, Martinborough (Lot 6 DP 523930)
T <sub>SM</sub> 19	Wych elm ( <i>Ulmus glabra</i> )	Trunk: 12 Weld Street, Martinborough (Lot 18 Deeds Plan 24) Dripline: 18 Weld Street, Martinborough (Lot 1 DP 434612)
T <sub>SM</sub> 20	Totara ( <i>Podocarpus totara</i> )	950A White Rock Road, Martinborough (Lot 1 DP 82444)
T <sub>SM</sub> 21	English oak ( <i>Quercus robur</i> )	29 Broadway Street, Martinborough (Lot 1 DP 426707)
T <sub>SM</sub> 22	Common walnut ( <i>Juglans regia</i> )	18 Weld Street, Martinborough (Lot 1 DP 434612)
T <sub>SM</sub> 23	Karaka ( <i>Corynocarpus laevigatus</i> )	54 Jellicoe Street, Martinborough (Lot 552 DP 248)
T <sub>SM</sub> 24	Matai ( <i>Prumnopitys taxifolia</i> )	936 Haurangi Road, Patuna Farm, Martinborough (Lot 2 DP 395437)
T <sub>SM</sub> 25mlt	Mix of exotic species (group of 29):  English oak ( <i>Quercus robur</i> ) x 19  Scarlet oak ( <i>Quercus coccinea</i> ) x 2  Red oak ( <i>Quercus rubra</i> ) x 2  English elm ( <i>Ulmus procera</i> ) x 5  Claret ash ( <i>Fraxinus angustifolia</i> subsp. <i>Oxycarpa</i> ) x 1	Huangarua Park  Suez St/ Sackville St/ Naples St, Martinborough  Lot 394-396, 398-400 DP 248



## SCHEDULE 4 – Sites and Areas of Significance to Māori

### Masterton District

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
TWm1	Te Ahipanepane	Masterton Castlepoint Road, Masterton	Urupā
TWm2	Te Ana o te wheke o Maturangi	Beneath Castlepoint Reef	Cave
TWm3	Matapihi	Matapihi Road, Masterton	Urupā
TWm4	Nga rakau	Rathkeale College, Opaki, Masterton	Waahi tapu
TWm5	Nga rakau	Rathkeale College, Opaki, Masterton	Waahi tapu
TWm6	Te Ore Ore marae	Te Ore Ore Bideford Road, Masterton	Marae
TWm7	Tirohanga	Bruces Road, Kopuaranga	Tauranga waka
TWm8	Tuere	Bluff Rangiumau Road (double bridges)	Taniwha lair
TWm9	Hiona	Gordon Street, Masterton	Pā
TWm10	Koura	Te Ore Ore Road, Masterton (bridge)	Taniwha lair
TWm11	Te Ahi panepane	Masterton Castlepoint Road, Masterton	Marae reserve
TWm12	Unknown name	Henley Lake, Te Ore Ore Road, Masterton	Kāinga

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
TWm13	Unknown name	Waipoua River bank Colombo Road, Masterton	Kāinga
TWm14	Ngaumutawa	Ngaumutawa Road North, Masterton	Monument
TWm15	Akura Urupā	Kibblewhite Road, Masterton	Urupā
TWm16	Mikimiki	State Highway 2, Mikimiki	Monument
TWm17	Paerau	State Highway 2, Mikimiki (by pass corner)	Urupā
TWm18	Paora Potangaroa	Te Ore Ore Bideford Road, Masterton	Monument
TWm19	Te Rerenga o Te Aohuruhuru	Mataikona Road at Taraoneone Bay	Waahi tapu
TWm20	Te Ikapurua	Mataikona (Foreman property)	Pā
TWm21	Matira	Castlerock	Hill
TWm22	Taorete	Deliverance cove beach and dunes	Beach
TWm23	Rangiwhakaoma	From Okau Bay to Castlepoint Camping Ground	Sand Dunes Urupā
TWm24	Rauatahanga	Highcliffs (property), Wainuioru	Pā
TWm25	Peace monument	Dixon Street, Masterton	Monument
TWm26	Te Ana o Mairikapua	Blackrock Road, Masterton	Cave
TWm27	Hakakino	Hakakino Road, Wainuioru	Pā
TWm28	Rangiwhakaoma	Castlepoint Reef	Reef

<b>Sites and Areas of Significance to Māori Number</b>	<b>Description</b>	<b>Location and Legal Description (where known)</b>	<b>Type</b>
TWm29	Golgotha	Ngaumu Forest, Stronvar	Pā
TWm30	Taraoneone	Mount Percy, Mataikona	Pā
TWm31	Taumataraiā	Masterton Castlepoint Road, Taueru	Urupā
TWm32	Tirohanga	Bruces Road, Kopuaranga	Pā
TWm33	Te Ore Ore	Settlement Road, Te Ore Ore, Masterton	Urupā
TWm34	Hapuakorari	Tararua mountains	Lake
TWm35	Taimahu	Te Ore Ore Bideford Road, Masterton	Urupā
TWm36	Boulders	Moreton Road, Rewa bush	Waahi Tapu
TWm37	Te Kumeroa	Ngaumu Forest, Stronvar	Pā
TWm38	Ngaumutawa Urupā	Akura Road, Masterton	Urupā
TWm39	Whakataki	Whakataki	Marae
TWm40	Ahitainga	Te Ore Ore Bideford Road, Masterton	Urupā
TWm41	Oak Tree	Akura Road, Masterton	Pā (Ngaumutawa)
TWm42	Ngatamatea	Castlepoint Resort	Urupā
TWm43	Te Maipi Wahi Tapu Area	Te Maipi (Lot 2 DP 303606)	Waahi Tapu

**Carterton District**

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
TWc1	Waikekeno - Ancient stone walls of Māori gardens and large Pā site.	Area around the Waikekeno Stream and Glenburn Road (Waikekeno 1A Reserve, Pt Waikekeno 1B, Waikekeno 1C1, Waikekeno 1C2, Waikekeno 1C3, Waikekeno 1D, Waikekeno 2B6B including the pa site located on 2B6B).	

**South Wairarapa District**

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
TWs1	Oven and buried charcoal soil	Lake Ferry Road, Lake Ferry	Māori horticulture
TWs2	Midden and burnt oven stones	Tora Road, Martinborough	Midden/Oven
TWs3	Two deflated middens. Findspot for flakes of obsidian and argillite	Glendhu Road, Martinborough	Midden/Oven
TWs4	Greenstone adze find spot	Kahutara Road, Featherston	Artefact find
TWs5	Oven rake-out; with fire-cracked/burnt	Lake Ferry Road, Lake Ferry	Midden/Oven

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
	stones and rare pieces of charcoal		
TWs6	Ovens	Allisops Bay Reserve	Midden/Oven
TWs7	Canoe	Lake Ferry Road, Martinborough	Artefact find
TWs8	19th century farm with associated buildings and features. There is one possible Maori feature – a raised-rim pit	Johns Way, Martinborough	Agricultural/pastoral
TWs9	Pa site. Ploughed - no features visible. Scattered hangi stones noted in 1971	Lake Ferry Road, Martinborough	Pa
TWs10	Kainga site	Papawai Road, Greytown	Marae
TWs11	Ovens	Kumenga Road, Featherston	Midden/Oven
TWs12	Ovens	Kahutara Road, Featherston	Midden/Oven
TWs13	Kainga. Various house sites, orchards and a urupa	Lake Ferry Road, Martinborough	Unclassified
TWs14	Findspot for canoe	Ruamahanga River	Artefact find
TWs15	Ovens	Western Lake Road, Featherston	Midden/Oven

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
TWs16	Various boulders - possible quarry source	Glendhu Road, Hinakura	Source site
TWs17	Karakā grove	Cape Palliser Road	Botanical evidence
TWs18	Midden and ovens	Cape Palliser Road, Whāngaimoana	Midden/Oven
TWs19	Findspot for canoe	Lake Ferry Road, Dyerville	Artefact find
TWs20	Ovens	Kahutara Road, Kahutara	Midden/Oven
TWs21	Findspot for canoe. Single totara log waka (approximately 3m long). Canoe itself is in storage at Masterton	154 Lake Ferry Road, Martinborough	Artefact find
TWs22	Ovens	2196 Western Lake Road, Featherston	Midden/Oven
TWs23	Ovens	429 Riverside Road, Martinborough	Midden/Oven
TWs24	Originally recorded as a ditch, stone rows and midden, of Maori origin. Identified in 2006 as a ditch, of European origin	Cape Palliser Road, Martinborough	Agricultural/pastoral
TWs25	Charcoal stained soil with water rolled pebbles.	34 Te Rata Road, Martinborough	Midden/Oven

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
	Possible gardens/ovens		
TWs26	Kainga. Extent of site at least 200 x 50 m along sand dune. School site - native school closed no later than 1900. Ngati Porou urupa. Old Whare Tupuna site	Lake Ferry Road, Martinborough	Marae
TWs27	Settlement site with ovens. Extent of site 50 x 30 m	Ferry Road, Martinborough	Midden/Oven
TWs28	Turanganui 67	Lake Ferry Road, Lake Ferry	Pit/Terrace
TWs29	Turanganui 68	Te Rata Road, Martinborough	Pit/Terrace
TWs30	Pahaoa 108	Glendhu Road, Martinborough	Pit/Terrace
TWs31	Pahaoa 18	Glendhu Road, Martinborough	Source site
TWs32	Waihingaia 69	Glenburn Road, Martinborough	Pa
TWs33	Okorewa 7	Cape Palliser Road, Martinborough	Kāinga
TWs34	Wharepapa 72	Western Lake Road, Featherston	Pit/Terrace

# 971

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
TWs35	Pararaki 53	Te Whaiti Lane, Martinborough	Pit/Terrace
TWs36	Turanganui 11	Yeronga Road, Martinborough	Pit/Terrace
TWs37	Nga Waka a Kupe 13	White Rock Road, Martinborough	Pit/Terrace
TWs38	Turanganui 17	Whakatomotomo Road, Martinborough	Defensive - Pa
TWs39	Whakatomotomo 19	Te Rata Road, Martinborough	Pit/Terrace
TWs40	Awhea 48	Tora Road, Martinborough	Pit/Terrace
TWs41	Waihingaia 70	Glendhu Road, Martinborough	Cave/ rock shelter
TWs42	Waihingaia 71	Glenburn Road, Martinborough	Burial/ cemetery
TWs43	Turanganui 162	Lake Ferry Road, Martinborough	Urupā
TWs44	Tauanui 163	Lake Ferry Road, Martinborough	Urupā
TWs45	Mapunatea 165	Kahutara Road, Featherston	Urupā
TWs46	Mapunatea 166	Lake Ferry Road, Martinborough	Urupā
TWs47	Uruokakite 167	Moiki Road, Martinborough	Urupā
TWs48	Turakirae 174	Western Lake Road, Featherston	Defensive - Pa

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
TWs49	Turakirae 175	Western Lake Road, Featherston	Maori horticulture
TWs50	Turakirae 176	Western Lake Road, Featherston	Pit/Terrace
TWs51	Te Wakapaua 177	Te Maire Road, Featherston	Kāinga
TWs52	Turakirae 179	East West Access Road, Featherston	Midden/Oven
TWs53	Turanganui 180	Lake Ferry Road, Martinborough	Defensive - Pa/Midden/Oven/Pit
TWs54	Wharekaka 185	Pukio East Road, Martinborough	Pit/Terrace
TWs55	Tuhitarata 186	Bush Gully Road, Martinborough	Historic - domestic
TWs56	Turanganui 187	Lake Ferry Road, Martinborough	Pit/Terrace
TWs57	Turanganui 189	Raho Ruru Road, Martinborough	Defensive - Pa
TWs58	Turanganui 190	Warrens Road, Martinborough	Pit/Terrace
TWs59	Wharekaka 192	State Highway 53, Martinborough	Burial/ cemetery
TWs60	Pirinoa 193	Lake Ferry Road, Martinborough	Defensive - Pa
TWs61	Omoekau 196	Whakatomotomo Road, Martinborough	Kainga

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
TWs62	Whakatomotomo 197	Te Rata Road, Martinborough	Pit/Terrace
TWs63	Whakatomotomo 198	Whakatomotomo Road, Martinborough	Defensive - Pa
TWs64	Whakatomotomo 199	Whakatomotomo Road, Martinborough	Pit/Terrace
TWs65	Whakatomotomo 200	Whakatomotomo Road, Martinborough	Pit/Terrace
TWs66	Pararaki 223	Te Whaiti Lane, Martinborough	Maori horticulture
TWs67	Turanganui 261	Lake Ferry Road, Lake Ferry	Pit/Terrace
TWs68	Wharehanga 1	Hikunui Road, Featherston	Urupā
TWs69	Wharehanga 2	State Highway 53, Martinborough	Pā
TWs70	Kehemane 3	Hinekura Road, Martinborough	Historic marae
TWs71	Kehemane 4	Hinekura Road, Martinborough	Urupā
TWs72	Te Awaiti 50	Te Awaiti Road, Martinborough	Defensive - Pa
TWs73	Te Kopi 15	Cape Palliser Road, Martinborough	Botanical evidence
TWs74	Te Kopi 16	Cape Palliser Road, Martinborough	Burial/ cemetery

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
TWs75	Te Kopi 14	Cape Palliser Road, Martinborough	Pit/Terrace
TWs76	Te Kopi 194	Cape Palliser Road, Martinborough	Defensive - Pa
TWs77	Te Kopi 195	Cape Palliser Road, Martinborough	Defensive - Pa
TWs78	Titirangi 204	White Rock Road, Martinborough	Pit/Terrace
TWs79	Titirangi 248	White Rock Road, Martinborough	Pit/Terrace
TWs80	Te Awaiti 51	Te Awaiti Road, Martinborough	Maori horticulture
TWs81	Te Awaiti 52	Te Awaiti Road, Martinborough	Pit/Terrace
TWs82	Te Wharau o Kena	Lake Ferry Road, Lake Ferry	Kāinga
TWs83	Ūpokokirikiri Pā	Lake Ferry Road, Lake Ferry	Kāinga
TWs84	Wharekaka 181	Lake Ferry Road, Lake Ferry	Pā
TWs85	Wharekaka 182	Lake Ferry Road, Lake Ferry	Burial/ cemetery
TWs86	Wharekaka 183	Lake Ferry Road, Martinborough	Pit/Terrace
TWs87	Potakakuratawhiti 191	Kahutara Road, Featherston	Urupā

<b>Sites and Areas of Significance to Māori Number</b>	<b>Description</b>	<b>Location and Legal Description (where known)</b>	<b>Type</b>
TWs88	Mataoperu 286	White Rock Road and Cape Palliser Road, Martinborough	Pit/Terrace

<b>Sites and Areas of Significance to Māori Number</b>	<b>Name</b>	<b>Description and Values</b>
TWs89	Whatarangi	Kāinga, Pā with defensive ditch, terraces, burial, gardens, stone rows, kumara pits, midden, karaka, artefact
TWs90	Pararaki	Kāinga, Pā with defensive ditch, terraces, burial, gardens, stone rows, kumara pits, midden, karaka
TWs91	Kawakawa	Kāinga, Pā with defensive ditch, terraces, burial, gardens, stone rows, kumara pits, midden, karaka
TWs92	Matakitaki a Kupe	Kāinga, Pā with defensive ditch, terraces, burial, gardens, stone rows, kumara pits, midden, karaka
TWs93	Mataoperu	Kāinga, Pā with defensive ditch, terraces, gardens, stone rows, kumara pits, midden
TWs94	Titirangi	Kāinga, Pā with defensive ditch, terraces, burial, gardens, stone rows, kumara pits, midden
TWs95	Te Oroi	Kāinga, Pā with defensive ditch, terraces, burial, gardens, stone rows, kumara pits, midden, karaka grove, karaka with dendroglyph
TWs96	Awhea	Terraces, Pā with ditch and bank, kumara pits

# 976

TWs97	Oterei	Pā with terraces, Pā with defensive ditch, burial, gardens, stone rows, kumara pits, midden
TWs98	Te Awaiti	Kāinga, Pā with defensive ditch, terraces, burial, gardens, stone rows, kumara pits, midden, karaka grove
TWs99	Pahaoa	Kāinga, terraces, Pā with defensive ditch, burial, gardens, stone rows, kumara pits, chert quarry, midden, karaka grove

## SCHEDULE 5 – Significant Natural Areas

### Masterton District

SNA Number	Description
SNm01	Coastal Habitat (CP 002)
SNm02	Tararua State Forest Park
SNm03	Coastal Habitat (RV-CP 007)
SNm04	Coastal Habitat (RV-CP 005)
SNm05	Coastal Habitat (RV-CP 003)
SNm06	Coastal Habitat (RV-CP 001)
SNm07	Coastal Habitat (KW-CP 004)
SNm08	Coastal Habitat (KW-CP 003)
SNm09	Coastal Habitat (CP 003)
SNm10	Coastal Habitat (CP 001)

### Carterton District

SNA Number	Description
SNc01	Coastal Habitat (GL-FP 007-009)
SNc02	Coastal Habitat (GL-FP 005)
SNc03	Coastal Habitat (GL-FP 003)
SNc04	Coastal Habitat (GL-FP 001)
SNc05	Coastal Habitat (WR-HR(a)019)
SNc06	Coastal Habitat (WR-HR(a)019)
SNc07	Tararua Forest Park
SNc08	Carrington Creek Stewardship Area

SNc09	Trenair Bush
SNc10	Carters Scenic Reserve
SNc11	Rocky Hills Sanctuary Reserve
SNc12	Waingawa Wetland

### South Wairarapa District

SNA Number	Description
SNs01	Allen/Lowes Bush
SNs02	Peter's Bush
SNs03	Kourarau Valley & Pukemangamana
SNs04	Bankview
SNs05	Kuamahanga Bush
SNs06	Wainuioru River Bush
SNs07	Te Wharau Bush
SNs08	Moetapu Bush
SNs09	Bush Stream Wetland
SNs10	Rocky Hills Extension
SNs11	Flat Point Dunelands
SNs12	Pukunui Bush
SNs13	Waieokino Stream Bush
SNs14	Waimoana Wetland
SNs15	Glenburn Station Bush
SNs16	Honeycomb Light/Kahu Rock Headland
SNs17	Honeycomb Rock Terrace

SNs18	Bucks Road Bush
SNs19	Tauherenikau
SNs20	Ruamāhanga River Terrace Bush
SNs21	Lake Wairarapa Wetland Stewardship Area Extension
SNs22	Waiorongomai Bush
SNs23	Allsops Bay Bush
SNs24	Matagouri Scrub
SNs25	Mangaroa
SNs26	Lake Ōnoke, Kiriwai Lake and Ocean Beach Dunes
SNs27	Wharekauhau Bush Fragments
SNs28	Whangaimoana Stream Bush
SNs29	Mt Adams-Pahaoa River
SNs30	Makara River Bush Remnants
SNs31	Lagoon Hills-Heights
SNs32	Pahaoa
SNs33	Castle River
SNs34	Tora Coastal Bush
SNs35	Tora Coast
SNs36	White Rock Beach
SNs37	Coastal Habitat (OB 004)
SNs38	Coastal Habitat (OB 006)
SNs39	Coastal Habitat (OB 002)
SNs40	Coastal Habitat (TH 007)

SNs41	Coastal Habitat (TH 005)
SNs42	Coastal Habitat (TH 006)
SNs43	Coastal Habitat (TH 004)
SNs44	Coastal Habitat (TH 003)
SNs45	Coastal Habitat (TH 001)
SNs46	Coastal Habitat (TH 001)
SNs47	Coastal Habitat (LF 002)
SNs48	Coastal Habitat (LF 001)
SNs49	Coastal Habitat (LF 003)
SNs50	Coastal Habitat (CPE 002)
SNs51	Coastal Habitat (CPE 004)
SNs52	Coastal Habitat (WR-HR(c) 001)
SNs53	Coastal Habitat (WR-HR(c) 001)
SNs54	Coastal Habitat (WR-HR(c) 001)
SNs55	Tora Bush Scenic Reserve

## SCHEDULE 6 – Recommended Areas for Protection

### Masterton District

RAP Number	RAP Name	Habitat type
<b><i>Wairarapa Plains</i></b>		
RAP 1	Dunvegan Forest Remnants	Indigenous Forest Remnant
RAP 2	Waingawa River Bush	Indigenous Forest Remnant
RAP 6	Ruamāhanga River Terrace	Indigenous Forest Remnant
RAP 8	Te Kopi Road	Indigenous Forest Remnant
<b><i>Eastern Wairarapa</i></b>		
RAP 11	Tinui River Bush	Indigenous Forest Remnant
RAP 12	Mt Percy Bush	Indigenous Forest Remnant
RAP 13	Springhill Station	Indigenous Forest Remnant
RAP 14	Tauweru River Banks	Indigenous Forest Remnant
RAP 15	Whakataki River Mouth	Wetland, Coastal Dunes
RAP 16	Rewanui and Rorokoro Gorge Bush	Indigenous Forest Remnant
RAP 17	Mangapakeha Taipos Bush	Indigenous Forest Remnant
RAP 18	Otahoua Swamp	Wetland

RAP Number	RAP Name	Habitat type
RAP 19	Waipapa Stream Bush	Indigenous Forest Remnant
RAP 20	Rewa Bush Extension	Indigenous Forest Remnant
RAP 21	Whareama River Mouth	Coastal Dunes
RAP 22	Makahaka Stream	Indigenous Forest Remnant
RAP 23	Whakatahine River Remnants	Indigenous Forest Remnant
RAP 25	Ngaumu Bush	Indigenous Forest Remnant
RAP 26	Uriti Point Dunes	Coastal Dunes
RAP 30	Homewood Road Bush	Indigenous Forest Remnant

### Carterton District

RAP Number	RAP Name	Habitat type
<b><i>Wairarapa Plains</i></b>		
RAP 3	Waingawa Swamp	Indigenous Forest Remnant
RAP 4	Fensham Bush	Indigenous Forest Remnant
RAP 5	Allen/Lowes Bush	Indigenous Forest Remnant, Wetland
RAP 7	Peter's Bush	Indigenous Forest Remnant

<i>Eastern Wairarapa</i>		
RAP 24	Kourarau Valley & Pukemangamana	Indigenous Forest Remnant
RAP 27	Bankview	Indigenous Forest Remnant, Wetland
RAP 28	Kuamahanga Bush	Indigenous Forest Remnant
RAP 29	Wainuioru River Bush	Indigenous Forest Remnant
RAP 31	Te Wharau Bush	Indigenous Forest Remnant
RAP 32	Moetapu Bush	Indigenous Forest Remnant
RAP 33	Bush Stream Wetland	Wetland
RAP 34	Rocky Hills Extension	Indigenous Forest Remnant
RAP 35	Flat Point Dunelands	Indigenous Forest Remnant
RAP 36	Pukunui Bush	Indigenous Forest Remnant
RAP 38	Waikekino Stream Bush	Indigenous Forest Remnant
RAP 39	Waimoana Wetland	Wetland
RAP 40	Glenburn Station Bush	Indigenous Forest Remnant
RAP 41	Honeycomb Light/Kahu Rock Headland	Wetland, Coastal Dunes
RAP 42	Honeycomb Rock Terrace	Coastal Dunes

## South Wairarapa District

RAP Number	RAP Name	Habitat type
<b><i>Wairarapa Plains</i></b>		
RAP 9	Bucks Road Bush	Indigenous Forest Remnant
RAP 10	Tauherenikau	Indigenous Forest Remnant
RAP 11	Ruamāhanga River Terrace Bush	Indigenous Forest Remnant
RAP 12	Lake Wairarapa Wetland Stewardship Area Extension	Wetland
RAP 13	Waiorongomai Bush	Indigenous Forest Remnant
RAP 14	Allsops Bay Bush	Indigenous Forest Remnant
RAP 15	Matagouri Scrub	Indigenous Forest Remnant
RAP 16	Mangaroa	Indigenous Forest Remnant
RAP 17	Lake Ōnoke, Kiriwai Lake and Ocean Beach Dunes	Wetland, Coastal Dunes
RAP 18	Wharekauhau Bush Fragments	Indigenous Forest Remnant
RAP 19	Whangaimoana Stream Bush	Indigenous Forest Remnant
<b><i>Eastern Wairarapa</i></b>		
RAP 37	Mt Adams-Pahaoa River	Indigenous Forest Remnant
RAP 43	Mākara River Bush Remnants	Indigenous Forest Remnant, Wetland

# 985

<b>RAP Number</b>	<b>RAP Name</b>	<b>Habitat type</b>
RAP 44	Lagoon Hills-Heights	Indigenous Forest Remnant
RAP 45	Pahaoa	Coastal Dunes
RAP 46	Castle River	Indigenous Forest Remnant
RAP 47	Tora Coastal Bush	Indigenous Forest Remnant
RAP 48	Tora Coast	Indigenous Forest Remnant
RAP 49	White Rock Beach	Coastal Dunes

## SCHEDULE 7 – Outstanding Natural Features and Landscapes

### Masterton District

ONFL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
ONFL1	Remutaka and Tararua Forest Parks	Very High	Very High	Very High
		<ul style="list-style-type: none"> <li>• Complete sequence of intact native forest (lowland to alpine)</li> <li>• Large block of uplifted greywacke rock; physically separates Wairarapa from Hutt Valley and Kapiti Coast</li> <li>• Dramatic size, scale and extent of ranges</li> </ul>	<ul style="list-style-type: none"> <li>• Highly natural, contiguous vegetation cover (except toe of slope); undeveloped and provides point of reference and important backdrop to the plains</li> <li>• Particularly dramatic with varying lighting conditions, distinctive skyline and snow in winter</li> </ul>	<ul style="list-style-type: none"> <li>• Widely recognised landscape feature in Wairarapa and Wellington region</li> <li>• Highly significant to Tangata Whenua</li> <li>• Historical links - Rimutaka rail incline, Rimutaka road formation, and early tramping huts in New Zealand</li> </ul>
ONFL2	Pukaha Mt Bruce	Very High	Very High	Very High
		<ul style="list-style-type: none"> <li>• The last sizable remnant of 70 Mile Bush</li> <li>• Advanced secondary regeneration including tall emergent podocarp species</li> <li>• Nationally &amp; internationally</li> </ul>	<ul style="list-style-type: none"> <li>• Prominent from SH2 due to its elevated location, continuity of vegetation cover and large scale</li> <li>• High natural values</li> </ul>	<ul style="list-style-type: none"> <li>• Highly regarded by local, and national communities for education and conservation contributions</li> <li>• High significance for Tangata Whenua as</li> </ul>

ONFL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
		recognised captive breeding programme		important site for food gathering, knowledge and medicine <ul style="list-style-type: none"> <li>Historical associations with prominent conservationist, Elwyn Welch</li> </ul>
ONFL3	Tinui Taipos	Moderate	Very High	Very High
		<ul style="list-style-type: none"> <li>Relatively discrete, large-scale landform, which contrasts with the more rolling topography which surrounds it</li> <li>Covered in mature wilding pines and an understory of regenerating native vegetation</li> <li>The jagged, rocky outcrops near the peak are dramatic and vivid</li> </ul>	<ul style="list-style-type: none"> <li>The jagged, rocky outcrops near the peak are dramatic and vivid</li> <li>Prominent location at Tinui junction</li> <li>Local landmark</li> <li>Highly regarded by local community, especially for its longstanding association with ANZAC day commemoration</li> </ul>	<ul style="list-style-type: none"> <li>ANZAC Memorial cross registered as Status 1 by NZHPT</li> <li>Significance to Tangata Whenua as geographical marker</li> </ul>
ONFL4	Hidden Lakes	Very High	Very High	High
		<ul style="list-style-type: none"> <li>Range of interesting and unique landforms, including</li> </ul>	<ul style="list-style-type: none"> <li>Supports an abundance of bird life — especially large numbers of tui</li> </ul>	<ul style="list-style-type: none"> <li>Historical reminder of 1855 earthquake and dynamic</li> </ul>

ONFL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
		<p>hummocky areas, steep escarpments, and two freshwater lakes</p> <ul style="list-style-type: none"> <li>• Landscape formed as a result of 1855 earthquake</li> <li>• Fringed by semi-mature native vegetation, dominated by totara, kowhai and titoki</li> </ul>	<p>and wood pigeons when the kowhai are in flower</p> <ul style="list-style-type: none"> <li>• The lakes are particularly vivid, being enhanced by their vegetated setting and the steep cliffs as a backdrop</li> <li>• Recognised as a 'hidden treasure', secluded and isolated</li> </ul>	<p>nature of the landscape</p> <ul style="list-style-type: none"> <li>• Significance to Tangata Whenua as historical site of Tirohanga Pa prior to its destruction and the resulting loss of life during the 1855 earthquake</li> </ul>
ONFL5	Castlepoint Reef & Scenic Reserve	Very High	Very High	Moderate
		<ul style="list-style-type: none"> <li>• Dynamic and expressive coastal landscape</li> <li>• Accommodates rare and fragile vegetation communities</li> <li>• An important feeding area for a range of bird species</li> </ul>	<ul style="list-style-type: none"> <li>• Highly memorable and iconic landscape</li> <li>• Landforms and rock formations create dramatic coastal scenery and silhouettes</li> <li>• Widely known throughout Wairarapa and beyond as popular recreational destination</li> </ul>	<ul style="list-style-type: none"> <li>• Strong historical links to early stations and important role as a port, and site for lighthouse</li> <li>• Rich history for Tangata Whenua as important seafood gathering site, as well as longstanding associations with a number of tribes</li> </ul>
ONFL6		Very High	Very High	High

ONFL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
	Uruti Point & Dune Complex	<ul style="list-style-type: none"> <li>• Largest dune system on the Wairarapa Coast, supporting indigenous plant species</li> <li>• Rocky shore platform in the intertidal zone</li> </ul>	<ul style="list-style-type: none"> <li>• Expressive of formative processes with active dune systems</li> <li>• Wild and remote coast with high natural character</li> </ul>	<ul style="list-style-type: none"> <li>• Well known locally as a good fishing spot</li> <li>• Site of historical significance for Tangata Wheuna</li> </ul>

### Carterton District

ONFL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
ONFL1	Remutaka and Tararua Forest Parks	<p>Very High</p> <ul style="list-style-type: none"> <li>• Complete sequence of intact native forest (lowland to alpine)</li> <li>• Large block of uplifted greywacke rock; physically separates Wairarapa from Hutt Valley and Kapiti Coast</li> <li>• Dramatic size, scale and extent of ranges</li> </ul>	<p>Very High</p> <ul style="list-style-type: none"> <li>• Highly natural, contiguous vegetation cover (except toe of slope); undeveloped and provides point of reference and important backdrop to the plains</li> <li>• Particularly dramatic with varying lighting conditions, distinctive skyline and snow in winter</li> </ul>	<p>Very High</p> <ul style="list-style-type: none"> <li>• Widely recognised landscape feature in Wairarapa and Wellington region</li> <li>• Highly significant to Tangata Whenua</li> <li>• Historical links - Rimutaka rail incline, Rimutaka road formation, and early tramping huts in New Zealand</li> </ul>

ONFL7	Taipo Minor /Rocky Hills Sanctuary	Very High	Very High	Moderate
		<ul style="list-style-type: none"> <li>• Three high pinnacles comprised of indurated Cretaceous sandstone</li> <li>• Rare example of taipo landform still with indigenous forest cover</li> <li>• Podocarp - broadleaf forest remnant which is rare in ecological district</li> </ul>	<ul style="list-style-type: none"> <li>• Highly expressive of formative geological and natural processes</li> <li>• Peaks are dramatic and visually striking</li> <li>• Strong visual contrast between the area and adjacent taipos which are largely grazed</li> </ul>	<ul style="list-style-type: none"> <li>• One of highest peaks in immediate area - focal point</li> <li>• Isolated, known predominantly by locals in immediate vicinity</li> <li>• Accessible via the DoC track</li> </ul>

## South Wairarapa District

ONFL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
ONFL1	Remutaka and Tararua Forest Parks	Very High	Very High	Very High
		<ul style="list-style-type: none"> <li>• Complete sequence of intact native forest (lowland to alpine)</li> <li>• Large block of uplifted greywacke rock; physically separates Wairarapa from Hutt Valley and Kapiti Coast</li> </ul>	<ul style="list-style-type: none"> <li>• Highly natural, contiguous vegetation cover (except toe of slope); undeveloped and provides point of reference and important backdrop to the plains</li> <li>• Particularly dramatic with varying lighting conditions,</li> </ul>	<ul style="list-style-type: none"> <li>• Widely recognised landscape feature in Wairarapa and Wellington region</li> <li>• Highly significant to Tangata Whenua</li> <li>• Historical links - Rimutaka rail incline, Rimutaka road formation, and</li> </ul>

ONFL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
		<ul style="list-style-type: none"> <li>Dramatic size, scale and extent of ranges</li> </ul>	<p>distinctive skyline and snow in winter</p>	<p>early tramping huts in New Zealand</p>
ONFL8	Wairarapa Moana	Very High	Very High	Very High
		<ul style="list-style-type: none"> <li>Largest, shallow, freshwater lake and wetland system in lower North Island</li> <li>Diverse habitats of national/ international significance</li> <li>Vivid, open expansive landscape, enclosed by ranges either side, dominant feature from some locations</li> </ul>	<ul style="list-style-type: none"> <li>Very expressive of formative processes— ancient coastal inlet, tectonic uplift, coastal processes, flooding</li> <li>Distinctive transient values such as migratory birds, spectacular sunsets, seasonal flooding</li> <li>Extremely significant for Tangata Whenua, primarily as a food source</li> </ul>	<ul style="list-style-type: none"> <li>Recreational hotspot, significant contribution to local identity</li> <li>Historical ties during early European settlement — access and transport inland</li> </ul>
ONFL9	Nga Waka o Kupe Hills	Moderate	Very High	Very High
		<ul style="list-style-type: none"> <li>A limestone landform which typifies the Martinborough landscape</li> <li>The regular 'notched' profile of the waka is unique in the Wairarapa and very distinctive</li> </ul>	<ul style="list-style-type: none"> <li>Important backdrop to Martinborough</li> <li>The waka is readily identifiable from east and west of the landform, and from close and distant locations</li> </ul>	<ul style="list-style-type: none"> <li>Iconic status throughout the Wairarapa, but particularly in the local Martinborough community</li> <li>Significance for Tangata Wheuna associated with</li> </ul>

ONFL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
		<ul style="list-style-type: none"> <li>The undeveloped skyline forms a recognisable and memorable landmark throughout Southern Wairarapa</li> </ul>	<ul style="list-style-type: none"> <li>Highly legible due to lack of structures and trees</li> </ul>	<p>legends about the Polynesian explorer, Kupe</p> <ul style="list-style-type: none"> <li>Extensively researched as part of book about Martinborough — <i>The Canoes of Kupe</i></li> </ul>
ONFL10	Glendhu Rocks/ Pahaoa Estuary	Very High	Very High	Moderate
		<ul style="list-style-type: none"> <li>Significant white limestone rock formations and reefs at coastal edge</li> <li>One of the larger river estuaries on the Wairarapa coast</li> <li>Low coastal dunes</li> </ul>	<ul style="list-style-type: none"> <li>Dramatic, isolated, expansive coastal environment</li> <li>Relatively unmodified coastal platform and escarpments expressive of formative processes</li> </ul>	<ul style="list-style-type: none"> <li>Coastal walkway route to Honeycomb Rocks meanders through the area</li> <li>Many Māori heritage sites near the mouth of the Pahaoa River</li> </ul>
ONFL11	Lake Pounui	Very High	Very High	Moderate
		<ul style="list-style-type: none"> <li>Regional significance as habitat for fish, birds &amp; invertebrates</li> <li>Largest low-relief area of black beech left in the Wairarapa</li> <li>Intact landform and indigenous vegetation</li> </ul>	<ul style="list-style-type: none"> <li>Identified as a significant geopreservation site</li> <li>Large areas of continuous forest cover around the lake margin</li> </ul>	<ul style="list-style-type: none"> <li>Strong sense of remoteness and the feeling of being an 'untouched', secluded environment</li> <li>The cobalt colour of the lake is striking and distinctive</li> <li>Well known in South</li> </ul>

ONFL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
		including deep lake, wetlands and forest		Wairarapa — memories associated with recreational activities
ONFL12	Aorangi (Haurangi) Forest Park	Very High	Very High	Very High
		<ul style="list-style-type: none"> <li>Contains some of the highest and steepest landforms which define the eastern Wairarapa plains</li> <li>Contiguous native vegetation which provides important habitat for a number of common and rare indigenous species</li> </ul>	<ul style="list-style-type: none"> <li>Very expressive of formative processes — uplift, erosion and regeneration</li> <li>Much of it is a very remote, wild landscape which is popular for tramping and hunting.</li> <li>Dramatic, massive backdrop to Cape Palliser coast</li> </ul>	<ul style="list-style-type: none"> <li>Sites of significance to Tangata Whenua alongside streams for food and shelter</li> <li>Widely recognised by the wider Wairarapa community as special and iconic</li> </ul>
ONFL13	Pūtangirua Pinnacles	Very High	Very High	Very High
		<ul style="list-style-type: none"> <li>Recognised geopreservation site and best example of badlands erosion in New Zealand</li> <li>High natural values, including scattered patches of native vegetation</li> </ul>	<ul style="list-style-type: none"> <li>Dramatic size, scale and concentration of pillars</li> <li>Highly expressive of formative processes</li> <li>The native vegetation frames and provides a distinctive</li> </ul>	<ul style="list-style-type: none"> <li>Well known and cherished by locals, the scientific community, educators and as tourist destination</li> <li>Formed part of the set for the Lord of the Rings trilogy</li> </ul>

ONFL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
		identified by DoC as 'indigenous threatened environment'	contrast with the stark pillars	<ul style="list-style-type: none"> <li>Significance to Tangata Whenua for provision of food, shelter and inland access</li> </ul>
ONFL14	Ruakokoputuna Chasm	Very High	Very High	Very High
		<ul style="list-style-type: none"> <li>Diverse and interesting collection of limestone formations</li> <li>Advanced secondary native regeneration, and various scattered native forest remnants</li> <li>Reports of abundant wildlife including, falcon, bats, tuis, eels and kokopu</li> </ul>	<ul style="list-style-type: none"> <li>Prominent scale of Haurangi Bluff and Ruakokoputuna Chasm</li> <li>The limestone landscape is highly expressive of formative geological processes</li> <li>High transient values, especially for the chasm as a result of changing lighting and flooding conditions</li> </ul>	<ul style="list-style-type: none"> <li>Highly valued by local, community for its recreational and tourism potential, in addition to its sense of seclusion and mystery</li> <li>Well used by Maori in pre-european times</li> <li>Historical associations with early pioneering farming and timber milling</li> </ul>
ONFL15	White Rock	Very High	Very High	Moderate
		<ul style="list-style-type: none"> <li>Rare geological feature consisting of a limestone reef which extends over 700m into the ocean</li> <li>Expressive of the natural</li> </ul>	<ul style="list-style-type: none"> <li>Popular locality for fossil collection</li> <li>Shore platform in the vicinity of site includes a number of significant ecological</li> </ul>	<ul style="list-style-type: none"> <li>Recognised by the local community as a popular spot for fishing, diving and surfing</li> </ul>

ONFL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
		<p>processes — erosion and fault movement which has formed it</p>	<p>habitats and values</p> <ul style="list-style-type: none"> <li>• Vivid, distinctive, rocky feature</li> <li>• Unmodified reef and largely unmodified coastal platform</li> </ul>	
ONFL16	Cape Palliser	High	Very High	Very High
		<ul style="list-style-type: none"> <li>• Highly valued and researched archaeological sites</li> <li>• Aggregation of discrete and unusual geological features such as Kupe's Sail and Ngapotiki Fan</li> <li>• Important habitat for various native species; well established fur seal breeding colony</li> </ul>	<ul style="list-style-type: none"> <li>• Dramatic, wild and rugged landscape; native vegetation dominant and hardened to tough coastal conditions</li> <li>• Very expressive of formative processes — wind and water erosion, tectonic uplift</li> <li>• 'Iconic' and highly recognised throughout Wairarapa and wider Wellington region</li> </ul>	<ul style="list-style-type: none"> <li>• Significant for Tangata Whenua as a food source; associations with Kupe; earliest human habitation in NZ</li> <li>• Popular tourism and recreational destination</li> <li>• Historical ties to establishment of early stations, development of nearby settlements and commercial fishing bases</li> </ul>

## SCHEDULE 8 – Special Amenity Landscapes

### Masterton District

SAL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
SAL1	Wairarapa Coastline	High	High	High
		<ul style="list-style-type: none"> <li>Rich in geological features</li> <li>Pockets of regenerating and remnant indigenous coastal vegetation</li> <li>Natural coastal processes evident and still occurring</li> </ul>	<ul style="list-style-type: none"> <li>Coastal landforms expressive of geomorphological processes</li> <li>Open, expansive, isolated and largely undeveloped</li> <li>Coastal imagery used widely to promote Wairarapa region.</li> </ul>	<ul style="list-style-type: none"> <li>Highly valued by Tangata Whenua for historical settlement and food source</li> <li>Valued recreational destination and range of activities</li> </ul>
SAL2	Te Rangitumau	Moderate	High	High
		<ul style="list-style-type: none"> <li>Moderate ecological values as the landform is almost entirely grazed</li> <li>Landform itself is largely unmodified, except for the radio tower and access track</li> </ul>	<ul style="list-style-type: none"> <li>Dramatic scale, and distinctive profile which is identifiable from various vantage points throughout northern Wairarapa</li> <li>Tightly cropped vegetation reveals and accentuates the underlying topography</li> </ul>	<ul style="list-style-type: none"> <li>Well known landmark for local community</li> <li>Extremely significant to Tangata Whenua (especially Rangitane) as their 'ancestral mountain'.</li> </ul>
SAL3		High	High	Moderate

SAL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
	Mangapakeha Taipo	<ul style="list-style-type: none"> <li>• Representative band of steep taipo, weathered to reveal the underlying greywacke rock</li> <li>• Moderate to high ecological values with patches of indigenous vegetation and regenerating vegetation scattered throughout the area</li> <li>• High natural values - little evidence of modification of the landform and no structures apparent</li> </ul>	<ul style="list-style-type: none"> <li>• The taipo, particularly the peaks, are vivid and visually striking.</li> <li>• High visibility from sections of the Masterton-Carterton Road.</li> </ul>	<ul style="list-style-type: none"> <li>• The area is highly expressive of the geological and natural processes which have formed it.</li> <li>• General significance to Tangata Whenua through legend and association</li> <li>• Limited recognition by local and wider Wairarapa community</li> </ul>
SAL4	Te Maipa Taipo	High	High	Moderate
		<ul style="list-style-type: none"> <li>• Representative band of steep taipos, weathered to reveal the underlying greywacke rock</li> <li>• Some scattered patches of</li> </ul>	<ul style="list-style-type: none"> <li>• The taipo forms a distinctive backdrop from Wainuioru, and a more immediate, dramatic landform from Stronvar/ Ngahape</li> </ul>	<ul style="list-style-type: none"> <li>• The area is highly expressive of the geological and natural processes which have formed it</li> <li>• Limited recognition by local or wider</li> </ul>

SAL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
		<p>indigenous vegetation identified as RAP and 'indigenous threatened environments'</p> <ul style="list-style-type: none"> <li>High natural values — little evidence of modification of the landform and no structures apparent</li> </ul>		<p>Wairarapa community</p> <ul style="list-style-type: none"> <li>Moderate to high significance to Tangata Whenua, recognised 'Te Maipi Wahi Tapu' site within the area</li> </ul>

## Carterton District

SAL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
SAL1	Wairarapa Coastline	High	High	High
		<ul style="list-style-type: none"> <li>Rich in geological features</li> <li>Pockets of regenerating and remnant indigenous coastal vegetation</li> <li>Natural coastal processes evident and still occurring</li> </ul>	<ul style="list-style-type: none"> <li>Coastal landforms expressive of geomorphological processes</li> <li>Open, expansive, isolated and largely undeveloped</li> <li>Coastal imagery used widely to promote Wairarapa region.</li> </ul>	<ul style="list-style-type: none"> <li>Highly valued by Tangata Whenua for historical settlement and food source</li> <li>Valued recreational destination and range of activities</li> </ul>

SAL5	Gladstone Cliffs	High	High	Moderate
		<ul style="list-style-type: none"> <li>Rare geological feature of this scale in the Wairarapa</li> <li>Extensive native regeneration occurring of the cliff face, much of which has been identified as 'threatened indigenous environment'</li> </ul>	<ul style="list-style-type: none"> <li>Forms a distinctive backdrop for Gladstone area, especially when travelling along Gladstone Road</li> <li>Strong visual contrast between the regenerating vegetation and bare limestone bluffs</li> </ul>	<ul style="list-style-type: none"> <li>Well known to local community, close association with local pub and marae</li> <li>Significance to Tangata Whenua as the setting for the legend about the taniwha Ngarara Huarau</li> </ul>
SAL6	Maungaraki Main Ridge	Moderate	High	High
		<ul style="list-style-type: none"> <li>The gently rolling, limestone hills typify the character of the area</li> <li>A few scattered 'threatened indigenous environments'</li> <li>Reasonable degree of naturalness — structures contained to lower toe slopes</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped skyline and ridges form a distinctive backdrop and are readily identified from the central plains</li> <li>At close range they capture an idealised rural character, with manicured small holdings, and abundant amenity plantings</li> </ul>	<ul style="list-style-type: none"> <li>Recognised transient values associated with seasonal changes</li> <li>Well recognised by the local community, particularly as a backdrop to the Gladstone/Ponatahi area, and as a landmark when travelling along SH2</li> </ul>
SAL7	Maungaraki Low Ridge	Moderate	High	High
		<ul style="list-style-type: none"> <li>The gently rolling, limestone hills typify the</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped skyline and ridges form a distinctive backdrop and are</li> </ul>	<ul style="list-style-type: none"> <li>Recognised transient values associated with</li> </ul>

# 1000

		<p>character of the area</p> <ul style="list-style-type: none"> <li>• A few scattered 'threatened indigenous environments'</li> <li>• Reasonable degree of naturalness — structures contained to lower toe slopes</li> </ul>	<p>readily identified from the central plains</p> <ul style="list-style-type: none"> <li>• At close range they capture an idealised rural character, with manicured small holdings, and abundant amenity plantings</li> </ul>	<p>seasonal changes</p> <ul style="list-style-type: none"> <li>• Well recognised by the local community, particularly as a backdrop to the Gladstone/ Ponatahi area, and as a landmark when travelling along SH2</li> </ul>
--	--	--	---	---

## South Wairarapa District

SAL Number	Description	Values		
		Natural Science	Sensory	Shared and recognised
SAL1	Wairarapa Coastline	High	High	High
		<ul style="list-style-type: none"> <li>• Rich in geological features</li> <li>• Pockets of regenerating and remnant indigenous coastal vegetation</li> <li>• Natural coastal processes evident and still occurring</li> </ul>	<ul style="list-style-type: none"> <li>• Coastal landforms expressive of geomorphological processes</li> <li>• Open, expansive, isolated and largely undeveloped</li> <li>• Coastal imagery used widely to promote Wairarapa region.</li> </ul>	<ul style="list-style-type: none"> <li>• Highly valued by Tangata Whenua for historical settlement and food source</li> <li>• Valued recreational destination and range of activities</li> </ul>

## SCHEDULE 9 – Outstanding Natural Character

### South Wairarapa District

ONC Number	Description	Values		
		Abiotic	Biotic	Experimental
ONC1	Ngapotiki/Cape Palliser	Very High	High	Very High
		<ul style="list-style-type: none"> <li>Ngapotiki fan is a regionally significant alluvial fan</li> <li>Intact sandstone cliffs, and exposed rock faces</li> <li>Rocky reefs occur throughout the nearshore</li> </ul>	<ul style="list-style-type: none"> <li>Areas of remnant and regenerating native coastal vegetation forming intact sequence from coastal edge</li> <li>Ngapotiki fan stone field has successional colonisation of a diversity of native species that are in good condition</li> <li>New Zealand fur seals (<i>Arctocephalus forsteri</i>) are present in this area</li> <li>Part of the Aorangi Forest Park and Stonewall Scenic Reserve</li> </ul>	<ul style="list-style-type: none"> <li>Highly remote section of the Wairarapa coast largely only accessibly by foot or four-wheel drive vehicle</li> <li>Expansive views of the Pacific and Southern Ocean</li> <li>Exposure to harsh storm conditions</li> </ul>
ONC2	Mukamuka Coast	Very High	High	Very High
		<ul style="list-style-type: none"> <li>Intact coastal hills with little erosion or</li> </ul>	<ul style="list-style-type: none"> <li>One of the last examples within the Wellington Region of a largely unmodified</li> </ul>	<ul style="list-style-type: none"> <li>Remote section of the Wairarapa Coastal Environment</li> </ul>

# 1002

ONC Number	Description	Values		
		Abiotic	Biotic	Experimental
		<p>human modification</p> <ul style="list-style-type: none"> <li>Regionally significant Mukamuka pillow breccia present</li> <li>Wairarapa Canyon head is the closest incursion of deep water into the coastal setting (2 km off Windy Point) for the wider Wellington-Wairarapa region.</li> </ul>	<p>vegetation sequence from mountains to coast, with shallow rocky reefs (to ca 10 m depth) providing little modified habitats for typical Cook Strait assemblages.</p> <ul style="list-style-type: none"> <li>Includes a closed canopy native forest, however lower slopes in places have been cleared for exotic grassland</li> <li>Mukamuka Stream is classified as a Significant Indigenous Ecosystem, providing habitat for native freshwater fish species.</li> </ul>	<p>with little modification</p> <ul style="list-style-type: none"> <li>Exposure to Palliser Bay and Cooks Strait which offers sweeping coastline, expansive views and harsh weather conditions</li> <li>Part of the Remutaka Cycle Trail</li> </ul>

## SCHEDULE 10 – Very High and High Natural Character

### Masterton District

HNC Number	Description	Values		
		Abiotic	Biotic	Experimental
HNC1	Castle Rock	High	Moderate - High	High
		<ul style="list-style-type: none"> <li>Striking sandstone and limestone rock formation with abundant fossils (over 70 species)</li> <li>Supports a variety of native coastal dune vegetation, as well as the At Risk Castlepoint groundsel/daisy (<i>Brachyglottis compacta</i>), however exotic and pest plants are present.</li> <li>Streams/rivers have high biodiversity values, however condition is compromised by upstream land use and riparian margins are largely exotic</li> </ul>		
HNC2	Castle Rock Reef	High	Moderate - High	Very High
		<ul style="list-style-type: none"> <li>Impressive exposed sandstone and limestone reef abundant in fossils</li> <li>Part of a larger legible tombolo beach and lagoon system</li> <li>Castlepoint daisy (<i>Brachyglottis compactus</i>) grows only on the crumbled limestone of the reef</li> <li>Regionally important breeding colonies of red-billed gulls and white-fronted terns inhabit the south end of the reef</li> <li>Limited built development with exception of lighthouse and associated access</li> </ul>		
HNC3	Castle Rock South	High	Moderate	High
		<ul style="list-style-type: none"> <li>Unmodified beach and coastal scarps with active erosion</li> <li>Ngakauau Estuary provides seasonal or core habitat for two threatened indigenous fish species: longfin eel and inanga</li> </ul>		
HNC4		High	Moderate	High

# 1004

HNC Number	Description	Values		
		Abiotic	Biotic	Experimental
	Waimimi Shoreline	<ul style="list-style-type: none"> <li>Sequence of intact beaches with strong linear reefs running parallel with the shore</li> <li>Undeveloped open shore with limited human interference along an expansive coastal edge</li> </ul>		
HNC5	Riverside Dunes	High	Moderate - High	High
		<ul style="list-style-type: none"> <li>Remnant dune sequence</li> <li>Wetland in good condition with diversity of native vegetation</li> </ul>		
HNC6	Uruti Point	Moderate	Moderate - High	High
		<ul style="list-style-type: none"> <li>The largest single area of coastal duneland on the coastal platform land type</li> <li>The dunes are vegetated in a mix of native and exotic species. The condition of the dunes is compromised by vehicle use, parking of fishing boats and the presence of marram grass</li> <li>Largest area of dunes on the Wairarapa coast</li> </ul>		
HNC7	Kaiwhata Shoreline	High	Moderate	High
		<ul style="list-style-type: none"> <li>Intact shoreline with sand and gravel beaches below coastal scarps with active erosion</li> <li>7000-8000-year-old preserved tree stumps at Kaiwhata River Mouth</li> </ul>		

## Carterton District

HNC Number	Description	Values		
		Abiotic	Biotic	Experimental
HNC7	Kaiwhata Shoreline	High	Moderate	High
		<ul style="list-style-type: none"> <li>Intact shoreline with sand and gravel beaches below coastal scarps with active erosion</li> <li>7000-8000-year-old preserved tree stumps at Kaiwhata River Mouth</li> </ul>		
HNC8	Honeycomb Shoreline	High	Moderate	High
		<ul style="list-style-type: none"> <li>Convolutated coastal edge with intact gravel beaches extending into offshore reefs</li> <li>Honeycomb Rock comprises of quartz - rich sandstone of Late Cretaceous age forming a remarkable cell - like weathering pattern</li> <li>Biotically, vegetation is a mix of native and exotic species.</li> </ul>		
HNC9	Waiuru Stream Shoreline and Coastal Cliffs	High	High	High
		<ul style="list-style-type: none"> <li>Largely intact area of inter-connected regenerating native vegetation on the hillslopes (in good condition)</li> <li>Stonefield on a gravel fan with a diversity of native successional species</li> <li>Intricate sequence of rugged coves hugging the shoreline and punctuated by offshore reefs</li> </ul>		

## South Wairarapa District

HNC Number	Description	Values		
		Abiotic	Biotic	Experimental
HNC9	Waiuru Stream Shoreline and Coastal Cliffs	High	High	High
		<ul style="list-style-type: none"> <li>• Largely intact area of inter-connected regenerating native vegetation on the hillslopes (in good condition)</li> <li>• Stonefield on a gravel fan with a diversity of native successional species</li> <li>• Intricate sequence of rugged coves hugging the shoreline and punctuated by offshore reefs</li> </ul>		
HNC10	Pahaoa River Shoreline	High	Moderate	High
		<ul style="list-style-type: none"> <li>• Distinctive rock formations of Glendhu Rocks comprise of alternating layers of hard white limestone and mudstone</li> <li>• Habitat for seals and a roost site for birds</li> <li>• Significant biodiversity values, but condition is degraded by upstream land use</li> <li>• Isolated and remote section of coastline with limited built development apparent</li> </ul>		
HNC11	Devils Creek Coastal Cliffs	High	Moderate - High	High
		<ul style="list-style-type: none"> <li>• Largely intact landform backdrop, with some evidence of active erosion</li> <li>• Regenerating native vegetation on the coastal cliffs enhances a sense of remoteness and wildness</li> </ul>		
HNC12	Manurewa Point Hill	High	Moderate	High
		<ul style="list-style-type: none"> <li>• Intact coastal hill backdrop behind Manurewa Point</li> <li>• Mosaic of exotic pasture and regenerating vegetation on the hillslopes</li> </ul>		
HNC13	Manurewa Point Shoreline	High	Moderate	High
		<ul style="list-style-type: none"> <li>• Rugged coastal platform and intact shoreline</li> <li>• Habitat for New Zealand fur seals and seabirds</li> <li>• Mix of native and exotic vegetation</li> </ul>		

HNC Number	Description	Values		
		Abiotic	Biotic	Experimental
HNC14	Tora Bush	High	High	High
		<ul style="list-style-type: none"> <li>• Intact remnant of larger rural hill backdrop</li> <li>• 9.6 ha regenerating native remnant of original titoki and ngaio forest</li> <li>• Forest type is one of the largest and most intact (albeit somewhat modified) examples remaining in the Wellington region</li> <li>• Habitat for a diversity of bird species, including the New Zealand Falcon.</li> </ul>		
HNC15	Awhea Coastal Cliffs	High	Moderate - High	High
		<ul style="list-style-type: none"> <li>• Intact coastal hill backdrop to rural activity along the coastal platform</li> <li>• Mosaic of exotic pasture and regenerating native vegetation on the hillslopes</li> </ul>		
HNC16	Awhea Shoreline	High	Moderate	High
		<ul style="list-style-type: none"> <li>• Awhea River mouth/estuary – site with significant indigenous biodiversity values</li> <li>• Mix of native and exotic vegetation</li> <li>• Coastal edge remains largely isolated and remote with very limited apparent modification</li> </ul>		
HNC17	Te Kaukau Point	High	Moderate	High
		<ul style="list-style-type: none"> <li>• Intact limestone and sandstone beds containing the greenish mineral glauconite</li> <li>• Layers of rock are dramatically folded and dip mostly to the south-west along isolated and rugged coastal edge</li> <li>• Limited human interference with exception of Magnet Wreck (1989) which heightens a sense of remoteness and isolation</li> <li>• Habitat for New Zealand fur seals and seabirds</li> <li>• Mainly vegetated in pasture with a narrow zone of native coastal herffield interspersed with weed species</li> </ul>		

HNC Number	Description	Values		
		Abiotic	Biotic	Experimental
HNC18	White Rock Beach	High	High	High
		<ul style="list-style-type: none"> <li>Striking and intact limestone rocks surrounded by sand and shingle beaches developed from alluvia from the adjacent Opouawe River and Waiarekeke Stream</li> <li>Encompasses nearly all the remaining area of duneland vegetation on shingle beaches in the ecological district</li> <li>Habitat for seabirds</li> <li>Mix of native and exotic vegetation</li> </ul>		
HNC19	Ngapotiki	Very High	High	Very High
		<ul style="list-style-type: none"> <li>Sequence of largely intact coastal ranges and active alluvial fan</li> <li>Areas of remnant and regenerating native coastal vegetation forming intact sequence from coastal edge</li> <li>Ngapotiki fan stonefield has successional colonisation of a diversity of native species that are in good condition</li> <li>Some lower hillslopes and coastal platform areas are modified with exotic grasses common</li> <li>Dramatic, wild and isolated section</li> </ul>		
HNC20	Cape Palliser	High	Moderate - High	High
		<ul style="list-style-type: none"> <li>Areas of remnant and regenerating native coastal cliff and upper hill slope vegetation</li> <li>Lower sections near the coast have been modified, and native vegetation has been replaced with exotic pasture</li> <li>Kupe Sail forms an intact slab of sandstone containing fragmented fossils of barnacles, brachiopods and bryozoan</li> <li>Largely wild and isolated area of exposed coast line</li> </ul>		
HNC21	Te Humenga Point	High	Moderate	High
		<ul style="list-style-type: none"> <li>Narrow largely intact coastal edge</li> <li>Diversity of ecosystems including gravelfields, dune systems and sandfields</li> </ul>		

HNC Number	Description	Values		
		Abiotic	Biotic	Experimental
		<ul style="list-style-type: none"> <li>Vegetation is a mix of native and exotic species</li> <li>One of ten key coastal dune systems within the Wellington Conservancy</li> </ul>		
HNC22	Whangaimoana Beach	High	Moderate	High
		<ul style="list-style-type: none"> <li>Naturally high erosion rates on steep coastal cliffs and unimpeded exposure to wind, wave action and other coastal abiotic processes</li> <li>Regeneration of native vegetation on scarps, however exotic species present</li> </ul>		
HNC23	Ōnoke Wetlands	Moderate - High	High	Moderate - High
		<ul style="list-style-type: none"> <li>Mixture of remnant and regenerating native vegetation</li> <li>High native plant species diversity, communities in good condition (some weed species present in peripheral wetland areas)</li> <li>Internationally recognised for birdlife</li> <li>Habitat for a number of native freshwater fish species</li> <li>Abiotic modification via wetland reclamation, drainage, culvert installation and stopbank creation</li> </ul>		
HNC24	Ōnoke Spit	High	Moderate - High	Moderate - High
		<ul style="list-style-type: none"> <li>Mixed sand and gravel barrier formed by concurrent processes of tectonic uplift and marine sedimentation</li> <li>Uncommon geological formation in New Zealand</li> <li>Exposed to salt-laden winds, waves, climatic factors however some modification with the bar open and closed</li> <li>High ecological values providing habitat for At Risk and Threatened bird species as well as katipo spider and a species of Notoreas moth. Habitat condition however is degraded through recreational use</li> </ul>		
HNC25	Ocean Beach	High	Moderate	Moderate - High
		<ul style="list-style-type: none"> <li>One of ten coastal dune systems within the Wellington Conservancy</li> </ul>		

# 1010

HNC Number	Description	Values		
		Abiotic	Biotic	Experimental
		<ul style="list-style-type: none"> <li>Pingao is present in some of the dunes, however marram grass is common and compromises the condition of the system. Further degradation from recreational activities</li> </ul>		
HNC26	Wharekauhau Stream and Scarp	High	High	High
		<ul style="list-style-type: none"> <li>Largely intact gravel scarp</li> <li>Pingao is present at the mouth of the Wharekauhau stream</li> <li>Manuka, kanuka and flax present on the scarp face</li> <li>Part of the Ocean Beach Conservation Area</li> </ul>		
HNC27	Mukamuka Cliffs	Very High	High	High
		<ul style="list-style-type: none"> <li>Intact coastal hills with little erosion or human modification</li> <li>One of the last examples within the Wellington Region of a largely unmodified vegetation sequence from mountains to coast</li> <li>Includes a closed canopy native forest, however lower slopes in places have been cleared for exotic grassland</li> <li>Mukamuka Stream is classified as a Significant Indigenous Ecosystem, providing habitat for native freshwater fish species.</li> </ul>		

## SCHEDULE 11 – Significant Waterbodies

This schedule lists the significant waterbodies in the districts that are identified based on the following criteria:

1. the waterbody and/or its margins have high natural character and ecology values, including natural aquatic habitats that support the presence of threatened, at risk, or regionally distinctive indigenous species;
2. the waterbody is of a nature and magnitude that creates a risk for natural hazards;
3. use of the waterbody and/or its margins for recreational and public access purposes including walking, surface water activities, fishing, hunting, and tramping;
4. cultural, spiritual, or heritage associations of tangata whenua to the waterbody, including ability to undertake customary activities; and/or
5. importance of water quality, including for urban water supplies, and in relation to the above values.

Natural Wetlands have not been identified in this schedule as they are either identified in the Greater Wellington Regional Council Proposed Natural Resources Plan (appeals version 2019) and relevant protection is provided through the rule provisions, or are captured by the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 which provides for relevant protection through the regulations.

### Masterton District

Significant Waterbody Number	Waterbody	Biodiversity, Ecological, or Natural Character Values	Natural hazards	Recreational, Public Access, Scenic, or Amenity Values	Cultural and Heritage Values	Water Quality Values
SW1	Waingawa River	✓	✓	✓	✓	✓
SW2	Waipoua River	✓	✓	✓	✓	
SW3	Kōpuaranga River	✓		✓	✓	
SW4	Tauwera River	✓		✓	✓	

Significant Waterbody Number	Waterbody	Biodiversity, Ecological, or Natural Character Values	Natural hazards	Recreational, Public Access, Scenic, or Amenity Values	Cultural and Heritage Values	Water Quality Values
SW5	Whareama River	✓		✓		
SW6	South Pacific Ocean	✓	✓	✓	✓	
SW7	Ruamāhanga River	✓	✓	✓	✓	✓
SW8	Wauhora Stream	✓				
SW9	Hapua Korari (Lost Lake)				✓	
SW10	Henley Lake			✓	✓	
SW11	Makakaweka Stream				✓	
SW12	Mākoura Stream				✓	
SW13	Mangaakuta				✓	
SW14	Mangawhero Stream				✓	
SW15	Maurioho Stream				✓	
SW16	Motuwaireka Stream	✓			✓	
SW17	Otahome (Otahaumi) Stream				✓	

Significant Waterbody Number	Waterbody	Biodiversity, Ecological, or Natural Character Values	Natural hazards	Recreational, Public Access, Scenic, or Amenity Values	Cultural and Heritage Values	Water Quality Values
SW18	Whakataki River	✓				
SW19	Kaimokopuna Stream	✓				
SW20	Unnamed River draining to the coast between E2784666 N6038022 and E2784952 N6039543	✓				
SW21	Okau Stream	✓				
SW22	Castlepoint Stream	✓				
SW23	Mataikona River	✓				

## Carterton District

Significant Waterbody Number	Waterbody	Biodiversity, Ecological, or Natural Character Values	Natural hazards	Recreational, Public Access, Scenic, or Amenity Values	Cultural and Heritage Values	Water Quality Values
SW1	Waingawa River	✓	✓	✓	✓	✓

Significant Waterbody Number	Waterbody	Biodiversity, Ecological, or Natural Character Values	Natural hazards	Recreational, Public, Access, Scenic, or Amenity Values	Cultural and Heritage Values	Water Quality Values
SW6	South Pacific Ocean	✓	✓	✓		✓
SW7	Ruamāhanga River	✓	✓	✓	✓	✓
SW24	Waiōhine River	✓	✓	✓	✓	✓
SW25	Waingawa Wetland	✓		✓		
SW26	Mangatarere River				✓	
SW27	Kourarau Stream				✓	
SW28	Te Para Stream	✓			✓	
SW29	Hautokioki Stream	✓				

## South Wairarapa District

Significant Waterbody Number	Waterbody	Biodiversity, Ecological, or Natural Character Values	Natural hazards	Recreational, Public, Access, Scenic, or Amenity Values	Cultural and Heritage Values	Water Quality Values
SW6	South Pacific Ocean	✓	✓	✓		✓
SW7	Ruamāhanga River	✓	✓	✓	✓	✓
SW24	Waiōhine River	✓	✓	✓	✓	✓
SW30	Lake Wairarapa and any waterbody in the Lake Wairarapa Wetlands	✓	✓	✓	✓	
SW31	Tauherenika u River	✓	✓	✓	✓	✓
SW32	Raukokoputuna River	✓	✓	✓		✓
SW33	Tūranganui River	✓	✓			
SW34	Huangarua River	✓	✓	✓	✓	✓
SW35	Pahaoa River	✓	✓	✓		
SW36	Awhea River	✓	✓			
SW37	Opouawa River	✓	✓			

Significant Waterbody Number	Waterbody	Biodiversity, Ecological, or Natural Character Values	Natural hazards	Recreational, Public, Access, Scenic, or Amenity Values	Cultural and Heritage Values	Water Quality Values
SW38	Ōterei River	✓				
SW39	Whangaehu River	✓	✓		✓	
SW40	Makotukutuku Stream locally known as Washpool Stream	✓	✓	✓		
SW42	Pararaki Stream	✓	✓	✓		
SW42	Otakaha Stream	✓	✓	✓		
SW43	Whawanui River	✓	✓	✓		
SW44	Cape River	✓	✓	✓		
SW45	The Stream in the Waihora Valley	✓	✓	✓		
SW46	Tauanui River	✓	✓	✓	✓	✓
SW47	Owhanga Stream	✓	✓	✓		
SW48	Cross Creek	✓	✓	✓		
SW49	Bocketts Stream	✓	✓	✓		

Significant Waterbody Number	Waterbody	Biodiversity, Ecological, or Natural Character Values	Natural hazards	Recreational, Public, Access, Scenic, or Amenity Values	Cultural and Heritage Values	Water Quality Values
SW50	Waiorongam ai River	✓	✓	✓		
SW51	Battery Stream	✓	✓	✓		
SW52	Wharepapa River	✓	✓	✓		
SW53	Mukamuka Stream	✓	✓	✓		
SW54	Pāpāwai Stream	✓	✓	✓		
SW55	Lake Ōnoke	✓	✓	✓	✓	
SW56	Parangarahu Lakes (Kohangatera , Kohangapiri iri including catchments)				✓	
SW57	Pounui Stream and Lake Pounui	✓				
SW58	Wairongomai River (tributary of Lake Wairarapa)	✓				
SW59	Burlings Stream (tributary of	✓				

Significant Waterbody Number	Waterbody	Biodiversity, Ecological, or Natural Character Values	Natural hazards	Recreational, Public, Access, Scenic, or Amenity Values	Cultural and Heritage Values	Water Quality Values
	Lake Wairarapa)					
SW60	Unnamed tributaries of Lake Wairarapa between E2692884 N5996151 and E2694063 N5996975	✓				
SW61	Brockets Stream (tributary of Lake Wairarapa)	✓				
SW62	Prince Stream	✓				
SW63	Rivers flowing to the coast between the Huariki Stream and the Rerewhakaaitu River	✓				
SW64	Waitetuna Stream	✓				
SW65	Devils Creek	✓				

Significant Waterbody Number	Waterbody	Biodiversity, Ecological, or Natural Character Values	Natural hazards	Recreational, Public, Access, Scenic, or Amenity Values	Cultural and Heritage Values	Water Quality Values
SW66	Mangatoetoe Stream	✓				
SW67	Ruakokopau na Creek	✓				
SW68	Pūtangirua Stream	✓				
SW69	Waiuru Stream	✓				
SW70	Waihingia Stream	✓				
SW71	Abbots Creek	✓				
SW72	Unnamed River on the true left bank of the Ruamahanga River at E2704500 N5988700	✓				

## Attachment 2 - Section 32 Evaluation Reports (Under Separate Cover)

<b>Section 32 Evaluation Topic Reports</b>
Activities on the Surface of Water
Coastal Environment
Contaminated Land
Commercial and Mixed Use and Industrial Zones
Ecosystems and Indigenous Biodiversity
Energy
Financial Contributions
Future Urban Zone
General Rural Zone and Rural Lifestyle Zone
Hazardous Substances
Historic Heritage
Light
Māori Purpose Zone
Natural Character and Public Access
Natural Features and Landscapes
Natural Hazards
Noise
Network Utilities
Open Space and Recreation Zones
Overview and Strategic Direction
Residential Zones
Sites and Areas of Significance to Māori
Signs
Subdivision
Temporary Activities
Transport
Notable Trees

## Attachment 3 – Environment Court Decision

**IN THE ENVIRONMENT COURT  
AT WELLINGTON**

**I TE KŌTI TAIAO O AOTEAROA  
KI TE WHANGANUI-A-TARA**

**Decision [2023] NZEnvC 211**

IN THE MATTER

of an application under s 86D of the  
Resource Management Act 1991

BY

MASTERTON DISTRICT COUNCIL,  
CARTERTON DISTRICT COUNCIL  
and SOUTH WAIRARAPA DISTRICT  
COUNCIL

(ENV-2023-WLG-000010)

Applicants

Court: Environment Judge L J Semple sitting alone under s 279(1) of  
the Act

Hearing: In chambers at Wellington

Last Case Event: 28 July 2023

Date of Decision: 26 September 2023  
(On the papers)

Date of Issue: 26 September 2023

---

**DECISION OF THE ENVIRONMENT COURT**

---

A: Under s 86D of the Resource Management Act 1991 the rules listed in  
Appendix A take immediate legal effect on the date that the proposed Wairarapa  
Combined District Plan is notified.



RE MASTERTON DISTRICT COUNCIL

## REASONS

### Introduction

[1] Masterton District Council, Carterton District Council and South Wairarapa District Council (the Councils) have applied under s 86D of the Act for orders that specified rules in the proposed Wairarapa Combined District Plan (the proposed plan) have legal effect from the date of public notification of the proposed plan (expected to be 5 October 2023).

[2] The application is supported by affidavits of:

- (a) Solitaire June Robertson, Planning and Regulatory Manager at Carterton District Council;
- (b) Charles Price Horrell, Consultant Planner contracted by the Wairarapa District Councils;
- (c) Rodney George Yeoman, Formative, economic assessment; and
- (d) James Kenneth Allen, AgFirst Consultants, agricultural assessment.

[3] The Councils note that hearings on submissions will likely take place in mid-2024. It is therefore anticipated that any decision on the proposed plan will not be made until late 2024 (at the earliest).

[4] The Councils' notice of motion and supporting evidence outlines that the rules proposed to have immediate legal effect both address matters of strategic importance related to rural subdivision and respond to inconsistency between the district plan and the higher order policy documents including the Wellington Regional Policy Statement (WRPS) and the National Policy Statement for Highly Productive Land (NPS-HPL).

[5] The rules proposed to have immediate effect are set out in Appendix A.

## **Grounds for the application**

[6] The Councils acknowledge that the rules proposed to have immediate legal effect represent a restriction on activities when compared to the status quo. Specifically, they represent a significant change in approach to the management of rural subdivision and development across the three districts.

[7] The Councils submit, however, that the application is necessary and appropriate given the experience of subdivision and development that has resulted under the operative plan (which has now been in place for 12 years). Specifically, the Councils say that the current operative plan approach to rural subdivision has resulted in the fragmentation, and in some cases complete loss, of highly productive land to small-lot/ rural lifestyle development.

[8] The Councils outline that the sustainable management of productive land and the protection of this finite physical resource, is a matter of strategic importance to the districts, having regard to the requirements of s 7(g) of the Act, the NPS-HPL and the WRPS. The importance of this is said to be better reflected in the proposed plan as drafted than the operative plan.

[9] On that basis, the Councils submit that granting this application will assist them in ensuring that the proposed plan's long-term strategic direction can be achieved. This will minimise any further risk of ad-hoc fragmentation and/ or complete loss of important finite physical resources, while continuing to support an appropriate level of rural development.

## **Section 86D Resource Management Act 1991**

[10] In accordance with s 86B(1) of the Act, rules in a proposed plan ordinarily have legal effect once a decision on submissions is made and publicly notified under cl 10(4), Schedule 1. Decisions may take up to two years after notification of the proposed plan.

[11] Section 86D gives the Court the power to order that a rule in a proposed plan has legal effect from some date other than the standard date, as follows:

**86D Environment Court may order rule to have legal effect from date other than standard date**

- (1) In this section, **rule** means a rule—
  - (a) in a proposed plan; and
  - (b) that is not a rule of a type described in section 86B(3)(a) to (e).
- (2) A local authority may apply before or after the proposed plan is publicly notified under clause 5 of Schedule 1 to the Environment Court for a rule to have legal effect from a date other than the date on which the decision on submissions relating to the rule is made and publicly notified under clause 10(4) of Schedule 1.
- (3) If the court grants the application, the order must specify the date from which the rule is to have legal effect, being a date no earlier than the later of—
  - (a) the date that the proposed plan is publicly notified; and
  - (b) the date of the court order.

*Criteria*

[12] Section 86D does not specify the process to be followed or the criteria to be applied in considering such an application. However, as with any discretion, the decision maker must exercise the discretion on a principled basis. Specifically, there must be good reason for the Court to depart from Parliament's clearly expressed intention in s 86B of the Act that the rules in a plan ordinarily have legal effect when the decision on submissions relating to a rule is made and publicly notified.<sup>1</sup>

[13] In that regard, in *re Thames-Coromandel District Council* the Court noted the following factors from previous case law that may be relevant when assessing a s 86D application:<sup>2</sup>

---

<sup>1</sup> Subject to the exceptions stated in s 86D. *Re Palmerston North City Council* [2015] NZEnvC 27 at [22].

<sup>2</sup> *Re Thames-Coromandel District Council* [2013] NZEnvC 292, [2015] NZRMA 315 at [9].

- (a) the nature and effect of the proposed changes by reference to the status quo;
- (b) the basis upon which it can be said that immediate legal effect is necessary to achieve the sustainable management purpose of the Act;
- (c) the spatial extent of the area(s) which are to become subject to the proposed changes and/or the approximate number of properties potentially affected;
- (d) consultation (if any) that has been undertaken in relation to the proposed changes; and
- (e) whether the application should be limited or publicly notified, including consideration of potential prejudice.

[14] In *re Palmerston North City Council*, the Court phrased these matters slightly differently, accepting the following general matters as relevant to the assessment of a s 86D application:<sup>3</sup>

- (a) the strategic importance of the plan change (or proposed plan);
- (b) whether the plan change was the outcome of detailed consideration by the local authority under a wider process than just RMA considerations; and
- (c) the extent of consultation (if any) undertaken under the Local Government Act.

[15] In the more recent decision in *re Waimakariri District Council* the Court also identified that aspects of vulnerability (such as scarcity of the resources and any

---

<sup>3</sup> *Re Palmerston North City Council* [2015] NZEnvC 27 at [23].

irreversible effects, and pressure on resources) are additional matters to consider.<sup>4</sup>

[16] In this respect, the Councils noted in their submissions that previous applications have raised a concern about the risk of a “gold rush” of rural subdivision applications if proposed rules are not given immediate legal effect. The Councils note that this type of concern has been approached by the Court with some caution, and that the Court has found in some instances that this is not of itself determinative of a s 86D application.<sup>5</sup> The Councils however submit that the Court must consider the purpose and significance of the proposed changes, and the possible consequences of a rush of applications under the existing rules.

[17] While these themes may provide the court with some guidance, they fall short of being principles in themselves.<sup>6</sup> They do, however, provide a useful framework against which to assess the request made to this Court.

## **The Councils’ Case**

### ***Nature and effect of proposed changes***

#### *Operative plan*

[18] The operative plan manages the rural environment under a single Rural Zone with three subsets:

- (a) Rural (Primary Production) Zone (93 per cent of rural land), where the predominant land use is primary production and the plan provides a permissive framework for primary production activities and includes provision for rural-residential development;
- (b) Rural (Special) Zone (7 per cent of rural land), where the environment

---

<sup>4</sup> *Re Waimakariri District Council* [2021] NZEnvC 142.

<sup>5</sup> *Re Palmerston North City Council*, [2015] NZEnvC 27 at [31]-[32]. *Re Tasman District Council* [2011] NZEnvC 47 at [9].

<sup>6</sup> *Re Thames-Coromandel District Council* [2013] NZEnvC 292, [2015] NZRMA 315 at [10].

is subject to significant environmental hazards and where intensive development and landholdings may create significant future management problems (such as exacerbated risks from flooding) and where less intensive subdivision is provided for; and

- (c) Rural (Conservation) Zone, which identifies Wairarapa’s key natural assets and where the plan provides for conservation and recreation activities.

[19] Subdivision in the predominant zone, the Rural (Primary Production) Zone is a controlled activity with a minimum lot size of 4 ha, with some additional small lot subdivision also enabled based on “grand-parented” dates.

[20] Within the Rural (Special) Zone, subdivision has a controlled activity status with a 4 ha minimum lot size and 100 m lot frontage threshold. The status of subdivision which does not meet an activity threshold can range from restricted discretionary to non-complying.

[21] Mr Horrell explains that the land use provisions in the operative plan are generally permissive and apply an “effects based” approach. Most land use activities within the Rural zones are permitted subject to various performance standards.

[22] For example, the permitted number of dwellings is one in the Rural (Primary Production) Zone on properties less than 4 ha, two on properties between 4 – 100 ha and three on properties over 100 ha. In the Rural (Special) Zone, one dwelling is allowed, on properties of any size. Non-compliance with these standards defaults to a restricted discretionary activity.

### *Proposed plan*

[23] Mr Horrell produced a comparison of the differences between the operative and proposed plans. He says that, in practice, the rules of the proposed plan as notified will provide both opportunities for and limitations on subdivision and development within the Rural Zones.

[24] For subdivision, the proposed plan contains a 40 ha minimum allotment size for any controlled activity subdivision within the General Rural Zone (with some exceptions). Where the minimum allotment size is not met, the subdivision becomes a discretionary or non-complying activity.

[25] In the Rural Lifestyle Zone, which is located directly adjacent to the Masterton urban area, lifestyle development is anticipated and subdivision is enabled down to a minimum allotment size of 0.5 ha.

[26] Mr Horrell says that the changes will bring new opportunities for some landowners to subdivide for rural lifestyle, namely those in the Rural Lifestyle Zone and those on properties less than 4 ha within Carterton and South Wairarapa districts that are not located within particular overlays. In most cases, rules will enable subdivision down to 0.5 ha as opposed to the current 1 ha limit.

[27] However, and important to this consideration, all other properties in the Wairarapa districts will be further limited in their ability to undertake controlled activity subdivision. That is to say, those properties will have greater restrictions on the use of their land for subdivision.

[28] Within the Rural Lifestyle Zone, one residential unit and one minor residential unit are proposed to be permitted per site. Within the General Rural Zone, on properties less than 40 ha or on properties within the Martinborough Soils or Highly Productive Land overlays, it is proposed one residential unit and one minor residential unit are permitted per site. In the General Rural Zone on sites greater than 40 ha that are not within the overlays, two residential units and one minor residential unit are proposed to be permitted per site.

***Spatial extent of area subject to proposed changes/ the number of properties affected***

[29] The majority of the Wairarapa is rural in character with the Rural zones covering 95 per cent of Wairarapa's land area.

[30] Mr Horrell produced a table showing the size of allotments sought between January 2020 and July 2023. The data demonstrate a high demand for allotments less than 8 ha, which aligns with the current controlled activity minimum lot sizes in the operative plan, followed by a steady reduction with higher allotment sizes, with demand increasing again for lots greater than 40 ha.

[31] The change in direction will have the most significant impact on the ability to subdivide lots less than 40 ha, which will require a discretionary or non-complying consent.

[32] The proposed plan will also further limit the number of dwellings that can be established on a property. Mr Horrell says that about 45 per cent of properties in rural zones will be impacted to some extent compared to the operative plan. The majority of those properties (sized between 4 – 39.99 ha) will be limited to one residential unit, rather than two. Where the number of residential units exceeds permitted density, a discretionary activity consent will be required.

***Extent of consultation***

[33] Mr Horrell explained that between mid-2020 and October 2022, an Advisory Group<sup>7</sup> reviewed the operative plan, evaluated issues, developed policies and options and drafted provisions. Engagement with key stakeholders occurred throughout this process. Engagement with primary production sector groups and land surveying companies occurred between February and May 2022.

---

<sup>7</sup> The Advisory Group consisted of planning officers from each of the district councils and consultant planners such as Mr Horrell.

[34] A draft district plan<sup>8</sup> was released for public consultation in October 2022. The draft district plan was an informal process providing an opportunity for the community to provide feedback ahead of the proposed plan notification under RMA, Schedule 1.

[35] During the consultation period 182 submissions were received. The Council advised that as one of the major issues facing the Wairarapa was rural subdivision, specific engagement material was published, including a dedicated section on the district plan review website and a summary brochure was produced which was available at Council offices.

***Necessary to achieve the purpose of the Act?***

*Strategic importance*

[36] Ms Robertson says that the plan review process highlighted the significant issue of fragmentation of rural land into lifestyle blocks. Ms Robertson says that in the last ten years, the Councils have declined only 3 consents out of 872 applications. She says that reflects the inability of Councils to decline consents as the majority of applications are for controlled or restricted discretionary activities with minor non-compliances.

[37] Ms Robertson also demonstrated in her evidence an increasing trend in demand for new small-lot subdivisions both between 1 – 2 ha and 4 – 5 ha per lot, reflecting the minima enabled under the operative plan. She indicated there has also been an observed increase in the number of allotments created as a result of the subdivision of rural properties.

In response, the Councils' long-term strategic vision largely sets out to ensure that:

- (a) the rural environment remains available for primary production

---

<sup>8</sup> A non-statutory document.

activities;

- (b) the productive capacity of the land is protected; and
- (c) rural lifestyle subdivision and development are only provided in parts of the rural environment where they do not conflict with enabling primary production and protecting the productive capacity of land.

[38] Mr Horrell notes that the NPS-HPL highlights the importance of protecting highly productive land from further fragmentation through subdivision. With approximately 66 per cent of properties within the Wairarapa already less than 10 ha, Mr Horrell says that avoiding further fragmentation is of significant importance. He is of the opinion that the proposed plan will provide for a more strategic approach by ensuring that land use is coordinated to ensure that the appropriate activities are occurring in the right place. He considers that the proposed plan seeks to give full effect to the NPS-HPL and in particular Policy 7. Further, he is of the view that providing immediate effect for the subdivision rules of the proposed plan is necessary and not doing so will cause outcomes that are contrary to the intent and direction of the NPS-HPL. Mr Horrell also considers relevant policy direction in the WRPS.

[39] The WRPS includes two policies of particular relevance to this application:

- (a) Policy 56: Managing development in rural areas; and
- (b) Policy 59: retaining highly productive agricultural land (Class 1 and II land).

[40] Policy 56 requires a territorial authority to have particular regard to matters listed in that policy. One of these matters is consideration of loss of “productive capability” within the rural area and refers to cumulative effects. In the absence of a specific definition for “productive capability” in the WRPS Mr Horrell considers its meaning should be assumed to be the same as “productive capacity” as defined in NPS-HPL.

[41] Policy 59 requires a territorial authority to have particular regard to safeguarding productive capability on Class I and II land. The NPS-HPL categorises Class I and II land as highly productive.

*Potential “gold rush”*

[42] As part of her evidence, Ms Robertson produced a table showing the number of applications and allotments created between January 2010 – July 2023. It shows a steady increase in subdivision in the rural zone. Due to community and stakeholder engagement on the district plan review, it was widely known from late 2020 that the district plan was being reviewed and changes were to be anticipated for rural subdivision. Ms Robertson says the consequence of that is seen in an increase in applications for rural subdivision with a usual rate of approximately 100 lots approved in any one year, increasing to approximately 170 new lots approved in 2021 and over 300 lots approved in 2022.

[43] Ms Robertson considers this to be indicative of a “gold-rush” effect and says the Councils anticipate that following the notification of the proposed plan that number will spike further. Ms Robertson says this is consistent with the indications received from local land surveyors and planners that their clients are looking to lodge a significant volume of applications in the coming months before the proposed plan is notified.

[44] According to the Council’s evidence, the sense of urgency to lodge applications has resulted in many of the subdivision consent applications received over this time being poorly prepared and significantly lacking in detail. This has resulted in consent processing staff having to spend significantly longer in preparing further information requests and/ or having to reject applications under s 88 RMA.

[45] The Councils submit that, while undertaken in good faith and in accordance with the principles of public participation, early consultative processes have, in fact, resulted in what s 86D looks to avoid. The notice of motion seeks to stem that tide.

*Whether the application should be limited or publicly notified, including consideration of potential prejudice*

[46] The Councils submit that it is appropriate for the application to proceed on an ex parte basis, saying that notification would significantly undermine the purpose of the application and is likely to lead to substantial delay (which the Councils seek to avoid). The Councils consider that notification would further enable inappropriate rural subdivision to take place and could lead to a further “flood” of applications for rural subdivision and land use.

[47] While the Councils acknowledge that land owners will be impacted by the rules having legal effect at notification, they submit that any potential prejudice is ameliorated by the Councils’ previous public consultation.

**Decision**

[48] The notice of motion and supporting affidavits provide a clear analysis of the nature and effect of the changes sought in the proposed plan and its strategic importance both to the districts themselves and nationally in accordance with the direction in the NPS-HPL.

[49] The consequence of the orders is that the proposed rules will have immediate effect and while the public have the right to contest those rules by way of submission once notified, it is accepted that the orders will result in an opportunity cost for a significant number of land owners. The Council’s evidence is clear that the majority of the districts are rurally zoned and 45 per cent of rural land owners will be affected by the proposed changes. The evidence of Mr Yeomen indicates the significance of that lost opportunity and its spatial extent. That cost to this community is not lost on this Court.

[50] Against that, however, the NPS-HPL and WRPS provide clear direction on the strategic importance of protecting the productive soil resource for use in land based primary production, both now and for future generations.

[51] The evidence of the Council establishes significant concerns regarding the ability of the operative plan to give effect to that directive. Specifically, the evidence from the Council shows a clear acceleration in fragmentation already occurring which is contrary to the outcomes sought in the WRPS and the NPS-HPL.

[52] As set out in the evidence of Mr Horrell, the NPS-HPL identifies that highly productive land contains finite characteristics that require protection. Part 2 of the Act requires particular regard to be had to the “finite characteristics of natural and physical resources” pursuant to s 7(g).

[53] Ms Robertson’s evidence demonstrates the possible scenario of up to 27,205 new allotments being created as controlled activities under the current operative plan. On her analysis, it is feasible that 5 per cent of such properties could be subdivided with the next 2 years. That would constitute 1,360 allotments and 4,878 ha of highly productive land lost to fragmentation.

[54] I am satisfied that should such a “gold rush” of applications occur the purpose of the Act, being the sustainable management of resources, will be undermined. I am further satisfied that such a scenario is likely given the increase in applications demonstrated by the Council since the draft discussion documents were released together with the evidence provided that local consultants expect a “peak in requests coming in for applications to be lodged before the Proposed Combined District Plan is notified”.<sup>9</sup>

[55] Given the above I am satisfied that the purpose of the Act is met by the notice of motion being granted and the orders made.

*Whether the application should be limited or publicly notified*

[56] Council seeks that the application be granted ex parte on the basis that notification would undermine the purpose of the application and likely result in a further “flood of applications for rural subdivision and land use, as the Councils have

---

<sup>9</sup> Robertson affidavit, Appendix 3.

already seen”.

[57] As previously outlined and as demonstrated by the increase in subdivision applications being applied for, the Council’s consultation on this matter has alerted the public to the likely changes to be seen in a new plan. I have already accepted that a rush of applications which could undermine the purpose of the Act is a likely outcome of notification of the proposed plan unless the rules take immediate effect. I am similarly persuaded that notification of this application would have a similar impact.

[58] I accordingly grant the notice of motion *ex parte*. It is accepted that land owners will be impacted both by the rules having legal effect immediately and by this application being granted on an *ex parte* basis. I am however satisfied that the consultation undertaken by the Councils has already alerted many land owners to the potential for significant change in the manner in which rural land is able to be subdivided and developed. This is further highlighted by the recent NPS-HPL. I am satisfied that there has been clear signalling of a likely change over some time now as evidenced by the sharp increase in applications. I consider that notifying the public of this application would further increase that subdivision activity with a resultant implication for the sustainable management of resources contrary to the purpose of the Act.

[59] There are several definitions and planning maps that are included in the application. The Councils submit that the definitions and maps are critical to properly (and with certainty) interpreting and implementing the rules. The Councils submit that “rules” used in s 86D reasonably includes any definitions and maps, because the rules are effectively meaningless without these supporting provisions.

[60] In granting the order I am satisfied that reference to “rules’ in s86D must necessarily include related definitions and maps which describe an activity and show where the rules apply. This is supported by s 76 of the Act (in particular, s 76(4)) which provides that a rule may make different provision for different parts of the district.

## Outcome

[61] The application under s 86D of the Act is granted.

[62] Pursuant to s 86D of the Act the Court orders that those parts of the proposed plan in Appendix A take legal effect on the date the proposed plan is notified.



---

**L.J. Semple**  
Environment Judge



## APPENDIX A: RULES SUBJECT TO IMMEDIATE LEGAL EFFECT APPLICATION

### List of provisions

- Rules GRUZ-R7(1) - (3) (Residential activities)
- Rules RLZ-R4(1) - (2) (Residential activities)
- Rule SUB-R1(1) - (5) (Boundary adjustment)
- Rule SUB-R2(2), (10), (11) - (12) (Subdivision of a new allotment)
- Rule SUB-R4(1) - (5) (Subdivision of land less than 4ha in the General Rural Zone)
- Rule SUB-R5(1) - (4) (Subdivision of a surplus dwelling)
- Standard GRUZ-S4 (Number of residential units)
- Standard RLZ-S4 (Number of residential units)
- Standard SUB-S1 (Minimum allotment size)
- **Definition of ‘highly productive land’**
- **Definition of ‘land based primary production’**
- **Definition of ‘minor residential unit’**
- **Definition of ‘residential activity’**
- **Definition of ‘residential unit’**
- Spatial extent of the General Rural Zone
- Spatial extent of the Rural Lifestyle Zone
- Spatial extent of the Martinborough Soils Overlay

# 1039

Provisions in full (excludes any provisions that are greyed out)

## Land Use Rules

GRUZ-R7	Residential activities
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. GRUZ-S4; and</li> <li>ii. GRUZ-S7; and</li> </ul> </li> <li>b. Where the <i>site</i> is located within the Martinborough Soils Overlay or on <i>highly productive land</i> the number of <i>residential units</i> must not exceed: <ul style="list-style-type: none"> <li>i. one <i>residential unit</i> per site; and</li> <li>ii. one <i>minor residential unit</i> that has a <i>gross floor area</i> of no more than 80m<sup>2</sup> per site.</li> </ul> </li> </ul>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GRUZ-R7(1)(a).</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</li> </ul>
	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>b. Compliance is not achieved with GRUZ-R7(1)(b).</li> </ul>

GRUZ-S4	Number of residential units	
<ul style="list-style-type: none"> <li>1. For <i>sites</i> comprising less than 40ha: <ul style="list-style-type: none"> <li>a. one residential unit per site; and</li> <li>b. one <i>minor residential unit</i> per site, where the <i>minor residential unit</i> is located within 30m of the primary <i>residential unit</i> and has a gross floor area of no more than 80m<sup>2</sup>.</li> </ul> </li> <li>2. For <i>sites</i> comprising of 40ha or more: <ul style="list-style-type: none"> <li>c. two <i>residential units</i> per site; and</li> </ul> </li> </ul>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. Whether it can be demonstrated that the <i>residential unit(s)</i> provides ancillary accommodation for landowners and/or workers involved with <i>primary production</i> on <i>sites</i> over 40ha.</li> <li>2. Whether the <i>residential unit(s)</i> have been designed to share a</li> </ul>	

<p>d. one <i>minor residential unit</i> per site, where the <i>minor residential unit</i> is located within 30m of the primary <i>residential unit</i> and has a gross floor area of no more than 80m<sup>2</sup>.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>1. buildings used for seasonal worker accommodation.</li> </ol>	<p>single vehicle access point and driveway.</p> <ol style="list-style-type: none"> <li>3. The extent to which the <i>residential unit(s)</i> and vehicle access point design, siting, and external appearance adversely affects rural character and amenity.</li> <li>4. <i>Site</i> topography and orientation and whether the <i>residential unit(s)</i> and vehicle access point can be more appropriately located to minimise adverse visual amenity effects.</li> <li>5. Effect on nearby properties, including outlook and privacy.</li> <li>6. Whether the <i>residential unit(s)</i> and the vehicle access point can be more appropriately located to maintain, enhance, or restore indigenous biodiversity values.</li> <li>7. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design.</li> </ol>
<p><b>GRUZ-S7</b></p>	<p><b>On-site services</b></p>
<ol style="list-style-type: none"> <li>1. All water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.</li> <li>2. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or</li> </ol>	<p>There are no matters of discretion for this standard.</p>

<p>inundation or used for the disposal of stormwater.</p> <p>3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	
---	--

RLZ-R4	<i>Residential activities</i>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. RLZ-S4; and</p> <p style="padding-left: 80px;">ii. RLZ-S5.</p>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with RLZ-R4(1).</p>

RLZ-S4	Number of <i>residential units</i>
	<p>1. A maximum of:</p> <p style="padding-left: 40px;">a. one <i>residential unit</i> per site; and</p> <p style="padding-left: 40px;">b. one <i>minor residential unit</i> that has a gross floor area of no more than 80m<sup>2</sup> per site.</p>
	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Whether the <i>residential unit(s)</i> have been designed to share a single vehicle access point and driveway.</li> <li>2. The extent to which the <i>residential unit(s)</i> and vehicle access point design, siting, and external appearance adversely affects rural lifestyle character and amenity.</li> <li>3. <i>Site</i> topography and orientation and whether the <i>residential unit(s)</i> and vehicle access point can be more appropriately located to minimise adverse visual amenity effects.</li> <li>4. Effect on nearby properties, including outlook and privacy.</li> <li>5. Whether the <i>residential unit(s)</i> and the vehicle access point can be more</li> </ol>

	<p>appropriately located to maintain, enhance, or restore indigenous biodiversity values.</p> <p>6. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design.</p> <p>7. The ability to service the activity including any demand on reticulated services where available.</p>
<b>RLZ-S5</b>	<b>On-site services</b>
<ol style="list-style-type: none"> <li>1. Wastewater and stormwater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.</li> <li>2. Any wastewater that is to be disposed to ground from any on-site servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</li> <li>3. Where there is no connection with the Council's reticulated water supply, the site must have access to a self-sufficient potable water supply, which shall be in accordance with the Council's water policy.</li> <li>4. Where a connection to Council's reticulated system is not available, an onsite firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</li> </ol>	<p>There are no matters of discretion for this standard.</p>

SUB-R1	<b>Boundary adjustment</b>
<p><b>Residential Zones</b></p> <p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p> <p><b>Open Space and Recreation Zones</b></p> <p><b>Future Urban Zone</b></p> <p><b>Rural Lifestyle Zone</b></p>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with:               <ol style="list-style-type: none"> <li>i. SUB-S1,</li> <li>ii. SUB-S2,</li> <li>iii. SUB-S3,</li> <li>iv. SUB-S4,</li> <li>v. SUB-S5,</li> <li>vi. SUB-S6,</li> <li>vii. SUB-S7,</li> <li>viii. SUB-S8,</li> <li>ix. SUB-S9,</li> <li>x. SUB-S10; and</li> </ol> </li> <li>b. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with the relevant standards of the underlying zone.</li> </ol> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1 and SUB-P2.</li> <li>2. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.</li> <li>3. Legal and physical access to and from lots affected by the <i>boundary adjustment</i>.</li> <li>4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites.</li> <li>5. Any change to the effects on the transport network or three waters infrastructure.</li> <li>6. Where relevant, compliance with Council's engineering standards.</li> <li>7. Where located in a hazard area, the matters set out in policies NH-P4, SUB-P1, SUB-P2, and SUB-P4.</li> <li>8. The matters referred to in sections 108 and 220 of the Act.</li> </ol>

<p><b>General Rural Zone</b></p>	<p>2. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The minimum lot size of any lot created by <i>the boundary adjustment</i> is 0.5ha; and</li> <li>b. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with: <ul style="list-style-type: none"> <li>iii. SUB-S2,</li> <li>iv. SUB-S3,</li> <li>v. SUB-S4,</li> <li>vi. SUB-S5,</li> <li>vii. SUB-S6,</li> <li>viii. SUB-S7,</li> <li>ix. SUB-S8,</li> <li>x. SUB-S9,</li> <li>xi. SUB-S10; and</li> </ul> </li> <li>c. the relevant standards of the underlying zone.</li> </ul> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, and SUB-P7.</li> <li>2. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.</li> <li>3. Legal and physical access to and from lots affected by the <i>boundary adjustment</i>.</li> <li>4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites.</li> <li>5. Any change to the effects on the transport network or three waters <i>infrastructure</i>.</li> <li>6. Where located in a hazard area, the matters set out in policies NH-P4, SUB-P1, SUB-P2, and SUB-P4.</li> <li>7. Where relevant, compliance with Council's engineering standards.</li> <li>8. The matters referred to in sections 108 and 220 of the Act.</li> </ul>
<p><b>Residential Zones</b></p> <p><b>Commercial and Mixed Use Zones</b></p>	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R1(1)(b); or</li> <li>b. Compliance is not achieved with standard(s):</li> </ul>

<p><b>General Industrial Zone</b></p> <p><b>Open Space and Recreation Zones</b></p> <p><b>Future Urban Zone</b></p> <p><b>Rural Lifestyle Zone</b></p>	<ul style="list-style-type: none"> <li>i. SUB-S2,</li> <li>ii. SUB-S3,</li> <li>iii. SUB-S4,</li> <li>iv. SUB-S5,</li> <li>v. SUB-S6,</li> <li>vi. SUB-S7,</li> <li>vii. SUB-S8,</li> <li>viii. SUB-S9, or</li> <li>ix. SUB-S10.</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1 and SUB-P2.</li> <li>2. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>3. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.</li> </ul>
<p><b>General Rural Zone</b></p>	<p>4. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R1(2)(b)</li> </ul> <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1 and SUB-P2.</li> <li>2. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>3. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.</li> </ul>
<p><b>All Zones</b></p>	<p>5. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R1(1) and SUB-R1(3); or</li> <li>b. Compliance is not achieved with SUB-R1(2)(a).</li> </ul>

SUB-R2	<i>Subdivision of land to create additional allotment(s)</i>
<p><b>Residential Zones</b></p> <p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; and</li> <li>b. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. SUB-S1;</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6;</li> <li>vii. SUB-S7;</li> <li>viii. SUB-S8;</li> <li>ix. SUB-S9; and</li> <li>x. SUB-S10.</li> </ul> </li> </ul> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1 and SUB-P2.</li> <li>2. The size, design, shape, location, and layout of lots.</li> <li>3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.</li> <li>4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods.</li> <li>5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites.</li> <li>6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.</li> <li>7. The subdivision design and layout, and the design and location of <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform.</li> </ul>

	<ol style="list-style-type: none"> <li>8. Provision of appropriate <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards.</li> <li>9. Separation distances, barriers, acoustic treatment, and orientation of buildings.</li> <li>10. Fire rating of party/common walls.</li> <li>11. Energy efficiency and the ability for lots to use renewable energy.</li> <li>12. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4</li> <li>13. Management of construction effects, including traffic movements, heavy vehicle movements, hours of operation, noise, vibration, <i>earthworks</i>, and erosion and sediment control.</li> <li>14. The staging of development and timing of works.</li> <li>15. Management of potential <i>reverse sensitivity</i> effects on existing land uses such as noise, odour, dust, and visual effects, including <i>reverse sensitivity</i> effects relating to <i>network utilities</i> and <i>significant hazardous facilities</i>.</li> <li>16. Financial contributions.</li> <li>17. Bonds and other payments and guarantees.</li> <li>18. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>Rural Zones</b></p>	<p>2. Activity status: <b>Controlled</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards;</li> <li>b. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. SUB-S1;</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6;</li> <li>vii. SUB-S7;</li> <li>viii. SUB-S8;</li> <li>ix. SUB-S9; and</li> <li>x. SUB-S10; and</li> </ol> </li> </ol>

c. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway; and

d. There is no direct access to State Highway 2.

Matters of control:

1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6 and SUB-P8.
2. The size, design, shape, location, and layout of lots.
3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.
4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods.
5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, *waterbodies*, *indigenous vegetation* and biodiversity, sites and areas of significance to Māori, or archaeological sites.
6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.
7. The subdivision design and layout, and the design and location of building platforms and access to minimise *earthworks* and land disturbance and integrate built form into the natural landform.
8. Provision of on-site *infrastructure* and services and their design and location, including water supply (including firefighting water supply where required), wastewater systems, stormwater control and disposal, telecommunications, and electricity in accordance with Council's engineering standards.
9. Separation distances, barriers, acoustic treatment, and orientation of *buildings*.
10. Fire rating of party/common walls.
11. Energy efficiency and the ability for lots to use renewable energy.
12. Effects on the stability of land and *buildings*, and potential to create new or exacerbate existing *natural hazards* and the matters in SUB-P4.

	<p>13. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</p> <p>14. The staging of development and timing of works.</p> <p>15. Management of potential <i>reverse sensitivity</i> effects on existing land uses such as noise, odour, dust, and visual effects, including <i>reverse sensitivity</i> effects relating to <i>network utilities</i> and <i>significant hazardous facilities</i>.</p> <p>16. Financial contributions.</p> <p>17. Bonds and other payments and guarantees.</p> <p>18. The matters referred to in sections 108 and 220 of the Act.</p>
<p><b>Future Urban Zone</b></p>	<p>3. Activity status: <b>Controlled</b></p> <p>Where:</p> <p>a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards;</p> <p>b. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. SUB-S1;</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6;</li> <li>vii. SUB-S7;</li> <li>viii. SUB-S8;</li> <li>ix. SUB-S9; and</li> <li>x. SUB-S10; and</li> </ul> <p>c. One additional allotment is created from the parent title, with a minimum balance lot size of 20ha.</p> <p>Matters of control:</p> <p>1. The matters set out in Policies SUB-P1, SUB-P2, and SUB-P7.</p> <p>2. The extent to which the site layout and design and location of a building platform will affect the ability to comprehensively develop and use the Future Urban Zone in future for urban growth purposes.</p> <p>3. Legal and physical access to and from lots.</p> <p>4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites.</p>

	<ol style="list-style-type: none"> <li>5. Financial contributions.</li> <li>6. Bonds, and other payments and guarantees.</li> <li>7. Areas identified as required for <i>infrastructure</i>, transport, or other purposes as identified in any strategic documents adopted by the relevant Council.</li> <li>8. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters in SUB-P4</li> <li>9. The matters referred to in section 108 and 220 of the Act.</li> </ol>
<p><b>General Residential Zone</b></p>	<p>4. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <ol style="list-style-type: none"> <li>i. SUB-R2(1)(a);</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6;</li> <li>vii. SUB-S7;</li> <li>viii. SUB-S8;</li> <li>ix. SUB-S9; or</li> <li>x. SUB-S10.</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, and SUB-P4.</li> <li>2. Whether the subdivision is located in a designated growth area.</li> <li>3. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>4. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>5. Roading layout.</li> <li>6. Management of potential <i>reverse sensitivity</i> effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>.</li> <li>7. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>Settlement Zone</b></p>	<p>5. Activity status: <b>Restricted discretionary</b></p>

	<p>Where:</p> <p>a. Compliance is not achieved with:</p> <ul style="list-style-type: none"><li>i. SUB-R2(1)(a);</li><li>ii. SUB-S2; SUB-S3;</li><li>iii. SUB-S4;</li><li>iv. SUB-S5;</li><li>v. SUB-S6;</li><li>vi. SUB-S7;</li><li>vii. SUB-S8;</li><li>viii. SUB-S9; or</li><li>ix. SUB-S10.</li></ul> <p>Matters of discretion:</p> <ol style="list-style-type: none"><li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, and SUB-P4.</li><li>2. The ability to achieve on-site servicing in compliance with Council's engineering standards.</li><li>3. Integration with the character and amenity of the existing township.</li><li>4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li><li>5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li><li>6. Management of potential <i>reverse sensitivity</i> effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>.</li><li>7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing.</li><li>8. The matters referred to in sections 108 and 220 of the Act.</li></ol>
<p><b>Rural Zones</b></p>	<p>6. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <ul style="list-style-type: none"><li>i. SUB-S2;</li><li>ii. SUB-S3;</li><li>iii. SUB-S4;</li><li>iv. SUB-S5;</li><li>v. SUB-S6;</li><li>vi. SUB-S7;</li><li>vii. SUB-S8;</li><li>viii. SUB-S9; or</li><li>ix. SUB-S10.</li></ul>

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6 and SUB-P8.</li> <li>2. The ability to achieve on-site servicing in compliance with Council's engineering standards.</li> <li>3. Integration with the character and amenity of the existing township.</li> <li>4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>6. Management of potential <i>reverse sensitivity</i> effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>.</li> <li>7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing.</li> <li>8. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>Rural Zones</b></p>	<p>7. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R2(2)(c) or (d).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6 and SUB-P8.</li> <li>2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.</li> </ol>
<p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p>	<p>8. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R2(1)(a) or (b).</li> </ol>
<p><b>Open Space and</b></p>	<p>9. Activity status: <b>Discretionary</b>.</p>

<p><b>Recreation Zones</b></p>	
<p><b>General Rural Zone</b></p>	<p>10. Activity status: <b>Discretionary</b>.</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S1.</li> <li>b. The subdivision is directly related with <i>land based primary production</i>.</li> <li>c. Evidence is provided that the subdivision will meet clause 3.8 or 3.10 of the National Policy Statement for Highly Productive Land.</li> </ul>
<p><b>Residential Zones</b></p> <p><b>Rural Lifestyle Zone</b></p> <p><b>Commercial and Mixed Use Zones</b></p> <p><b>General Industrial Zone</b></p> <p><b>Open Space and Recreation Zones</b></p>	<p>11. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S1 or SUB-R2(4).</li> </ul>
<p><b>General Rural Zone</b></p>	<p>12. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S1 and is not otherwise provided for by SUB-R2(10).</li> </ul>
<p><b>Future Urban Zone</b></p>	<p>13. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>b. Compliance is not achieved with SUB-R2(3).</li> </ul>

<p>SUB-R4</p>	<p><i>Subdivision of land less than 4ha in the General Rural Zone</i></p>
---------------	---

<p><b>General Rural Zone</b></p>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The allotment subject to subdivision is located within either the South Wairarapa or Carterton District;</li> <li>b. The allotment is not located on <i>highly productive land</i> or within the Martinborough Soils Overlay;</li> <li>c. The allotment subject to subdivision is less than 4ha in area;</li> <li>d. No provision is used more than once and no retention of rights occurs;</li> <li>e. Either:             <ul style="list-style-type: none"> <li>i. one additional allotment is created and the balance area remaining from the record of title subject to subdivision is no less than 1.5ha; or</li> <li>ii. two additional allotments are created and the balance area remaining from the record of title subject to subdivision is no less than 2.5ha;</li> </ul> </li> <li>f. Compliance is achieved with:             <ul style="list-style-type: none"> <li>i. SUB-S2;</li> <li>ii. SUB-S3;</li> <li>iii. SUB-S4;</li> <li>iv. SUB-S5;</li> <li>v. SUB-S6;</li> <li>vi. SUB-S7;</li> <li>vii. SUB-S8;</li> <li>viii. SUB-S9; and</li> <li>ix. SUB-S10; and</li> </ul> </li> <li>g. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway.</li> </ul> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6.</li> <li>2. The size, design, shape, location, and layout of lots.</li> <li>3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.</li> <li>4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods.</li> <li>5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and</li> </ul>
----------------------------------	--

	<p>biodiversity, sites and areas of significance to Māori, or archaeological sites.</p> <ol style="list-style-type: none"> <li>6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.</li> <li>7. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform.</li> <li>8. Provision of appropriate infrastructure and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards.</li> <li>9. Separation distances, barriers, acoustic treatment, and orientation of buildings.</li> <li>10. Fire rating of party/common walls.</li> <li>11. Energy efficiency and the ability for lots to use renewable energy.</li> <li>12. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i>, and the matters set out in SUB-P4.</li> <li>13. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control.</li> <li>14. The staging of development and timing of works.</li> <li>15. Management of potential reverse sensitivity effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>network utilities</i> and <i>significant hazardous facilities</i>.</li> <li>16. Financial contributions.</li> <li>17. Bonds and other payments and guarantees.</li> <li>18. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R4(1)(f).</li> </ol> <p>Matters of discretion:</p>

	<ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6 and SUB-P8.</li> <li>2. The ability to achieve on-site servicing in compliance with Council's engineering standards.</li> <li>3. Integration with the character and amenity of the existing township.</li> <li>4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>6. Management of potential <i>reverse sensitivity</i> effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>.</li> <li>7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing.</li> <li>8. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R4(1)(g).</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6.</li> <li>2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>4. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R4(1)(b); and</li> <li>b. Evidence is provided that the subdivision will meet clause 3.8 or 3.10 of the National Policy Statement for Highly Productive Land.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>5. Activity status: <b>Non-complying</b></p> <p>Where:</p>

	<ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R4(1)(a) or (c); or</li> <li>b. Compliance is not achieved with SUB-R4(1)(b) and is not otherwise provided for by SUB-R4(4).</li> </ul>
--	---

SUB-R5	<i>Subdivision of a surplus residential unit</i>
<p><b>General Rural Zone</b></p>	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. There is no more than one additional allotment created;</li> <li>b. The subdivision is of land around an existing lawfully established <i>residential unit</i>;</li> <li>c. The additional allotment is no less than 0.5ha;</li> <li>d. The balance area remaining from the record of title subject to subdivision is no less than 40ha;</li> <li>e. No vacant allotments are created following the <i>subdivision</i>;</li> <li>f. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. SUB-S2;</li> <li>ii. SUB-S3;</li> <li>iii. SUB-S4;</li> <li>iv. SUB-S5;</li> <li>v. SUB-S6;</li> <li>vi. SUB-S7;</li> <li>vii. SUB-S8;</li> <li>viii. SUB-S9; and</li> <li>ix. SUB-S10; and</li> </ul> </li> <li>g. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards;</li> <li>h. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway.</li> </ul> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6 and SUB-P8.</li> <li>2. The size, design, shape, location, and layout of lots.</li> <li>3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.</li> <li>4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods.</li> </ul>

	<ol style="list-style-type: none"> <li>5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites.</li> <li>6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.</li> <li>7. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform.</li> <li>8. Provision of appropriate <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards.</li> <li>9. Separation distances, barriers, acoustic treatment, and orientation of buildings.</li> <li>10. Fire rating of party/common walls.</li> <li>11. Energy efficiency and the ability for lots to use renewable energy.</li> <li>12. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters in SUB-P4.</li> <li>13. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>14. The staging of development and timing of works.</li> <li>15. Management of potential reverse sensitivity effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>network utilities</i> and <i>significant hazardous facilities</i>.</li> <li>16. Financial contributions.</li> <li>17. Bonds and other payments and guarantees.</li> <li>18. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R4(1)(f) or (g).</li> </ol>

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6.</li> <li>2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-R4(1)(h).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, and SUB-P6.</li> <li>2. The ability to achieve on-site servicing in compliance with Council's engineering standards.</li> <li>3. Integration with the character and amenity of the existing township.</li> <li>4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.</li> <li>5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</li> <li>6. Management of potential <i>reverse sensitivity</i> effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>.</li> <li>7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing.</li> <li>8. The matters referred to in sections 108 and 220 of the Act.</li> </ol>
<p><b>General Rural Zone</b></p>	<p>4. Activity status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-R5(1)(a), (b), (c), (d) and (e).</p>

<p><b>SUB-S1</b></p>	<p><b>Minimum <i>allotment</i> size</b></p>
----------------------	---

<p>All zones</p> <p>1. All allotments created must comply with the minimum allotment size set out in SUB - Table 1: Minimum allotment size.</p>	<p>There are no matters of discretion for this standard.</p>
<p><b>SUB-S2</b></p>	<p><b><i>Building platforms</i></b></p>
<p>Residential Zones, Rural Zones, Commercial and Mixed Use Zones, General Industrial Zone</p> <p>1. All allotments created shall contain a <i>building platform</i> that is free of any land used for access, wastewater disposal, or stormwater management purposes, and complies with the relevant performance standards of the underlying zone.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The relevant matters of discretion the underlying zone standard(s) that is/are not complied with.</li> <li>2. Whether a smaller <i>building platform</i> is practicably feasible, which should be shown via detailed design of the proposed <i>residential unit</i>.</li> </ol>
<p><b>SUB-S3</b></p>	<p><b><i>Drinking water supply</i></b></p>
<p>General Residential Zone, Commercial and Mixed Use Zones, General Industrial Zone</p> <p>1. All new allotments must be provided with a connection to Council's reticulated water supply systems at the allotment boundary, which shall be in accordance with Council's engineering standards.</p> <p>Settlement Zone</p> <p>2. Where a connection to the Council's reticulated water supply system is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards.</p> <p>3. Where a connection to the Council's reticulated water supply system is unavailable, all new allotments must be provided with access to a self-sufficient potable water supply, which shall be in</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site.</li> <li>2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.</li> </ol>

<p>accordance with Council's engineering standards.</p> <p>Rural Zones</p> <p>4. Where a connection to Council's reticulated water systems is unavailable, all new allotments must be provided with access to a self-sufficient potable water supply, which shall be in accordance with Council's engineering standards.</p>	
<p><b>SUB-S4</b></p>	<p><b>Wastewater disposal</b></p>
<p>General Residential Zone, Commercial and Mixed Use Zones, General Industrial Zone</p> <p>1. All new allotments must be provided with a connection to Council's reticulated wastewater systems at the allotment boundary, which shall be in accordance with Council's engineering standards.</p> <p>Settlement Zone</p> <p>2. Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards.</p> <p>3. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with an on-site wastewater system or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with Council's engineering standards.</p> <p>4. Where a connection to Council's reticulated wastewater systems is not available and sewage is to be disposed to ground, that area must not be subject to</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site.</li> <li>2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.</li> </ol>

<p>instability, slippage, or inundation, or used for the disposal of stormwater.</p> <p><b>Rural Zones</b></p> <p>5. Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards.</p> <p>6. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with an on-site wastewater system or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with Council's engineering standards in Masterton and Carterton districts, or Wellington Water Standards in South Wairarapa district.</p>	
<p><b>SUB-S5</b></p>	<p><b><i>Stormwater management</i></b></p>
<p>Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, and Rural Zones</p> <p>1. All allotments must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with Council's engineering standards.</p> <p>2. Where a connection to Council's stormwater management systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in</p>	<p>Matters of discretion:</p> <p>1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site.</p> <p>2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.</p>

<p>accordance with Council's engineering standards.</p> <p>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</p>	
<p><b>SUB-S6</b></p>	<p><b>Network utility services</b></p>
<p>Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, and Rural Zones</p> <p>1. Electricity and telecommunications services shall be provided to the useable area of each new lot where power lines and telecommunications lines pass within 200m of any boundary of any new lot.</p>	<p>Matters of discretion:</p> <p>1. Alternative provision of power supply and telecommunications.</p>
<p><b>SUB-S7</b></p>	<p><b>Transport, access, and connectivity</b></p>
<p>All Zones</p> <p>1. All new allotments created must have legal and physical access to a road in accordance with the relevant standards in TR - Transport.</p>	<p>Matters of discretion:</p> <p>1. The effect of non-compliance with any relevant Transport standard that is not met, and the matters of discretion of any standard that is not met.</p> <p>2. The safe, efficient, and effective functioning of any private way, including firefighting access and the safety of pedestrians and cyclists, including road hierarchy, intersection separations, and types.</p> <p>3. The safe, efficient, and effective functioning of the transport network and its connectivity, including public transport, cyclist, and pedestrian network connectivity.</p> <p>4. Safety of access to individual lots, including proximity of vehicle</p>

	<p>crossings to intersections and sight distance constraints.</p> <p>5. The suitability of any alternative design options.</p>
<p><b>SUB-S8</b></p>	<p><b>Esplanade reserves, esplanade strips, and access strips</b></p>
<p>All Zones</p> <p>1. Any subdivision of land less than 4ha that involves the creation of one or more sites that adjoins:</p> <ul style="list-style-type: none"> <li>a. the line of MHWS; or</li> <li>b. the bank of a lake or a river whose bed has an average width of 3m or more;</li> </ul> <p>must provide a minimum 10m wide <i>esplanade reserve</i> or <i>esplanade strip</i> in accordance with section 230 of the RMA.</p> <p>6. The <i>esplanade reserve</i> or <i>esplanade strip</i> must be measured in a landward direction at 90° to the line of MHWS, or the bank of a river.</p> <p>7. Any subdivision of land less than 4ha that involves the creation of one or more sites that includes, adjoins, and/or can provide improved public access to a:</p> <ul style="list-style-type: none"> <li>a. Significant Waterbody;</li> <li>b. heritage feature or site of significance to Māori; or</li> <li>c. significant natural area;</li> </ul> <p>shall provide a minimum 10m wide access strip.</p>	<p>Matters of discretion:</p> <p>1. Whether safe public access and recreational use is already possible and can be maintained for the future.</p> <p>8. Whether an <i>esplanade strip</i> would better provide for public and customary access, recreation, hazard management, stormwater management, and ecological values.</p> <p>9. The extent to which ecological values and landscape features of the land adjoining the coast or other <i>surface waterbody</i> will be adversely affected.</p> <p>10. The extent to which any scheduled historic heritage places and sites and areas of significance to Māori will be adversely affected.</p> <p>11. Whether any reduced width of an <i>esplanade reserve</i> or <i>strip</i> is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long-term effects of climate change.</p> <p>12. Whether a full-width <i>esplanade reserve</i> or <i>esplanade strip</i> is not required to maintain the natural character and amenity of the coastal environment.</p> <p>13. Whether a reduced width in certain locations is offset by an</p>

	<p>increase in width in other locations or areas that would result in a positive public benefit, in terms of public and customary access, recreation, hazard management, stormwater management, and ecological values.</p>
<p><b>SUB-S9</b></p>	<p><b>Financial contributions</b></p>
<p>Note: This Draft District Plan does not contain financial contribution provisions. The Councils have been reviewing different approaches for financial contributions. Specific consultation on financial contributions is proposed in 2023 and will be considered during the next phase in preparing the Proposed District Plan.</p>	
<p><b>SUB-S10</b></p>	<p><b>Firefighting water supply</b></p>
<p>All Zones</p> <p>1. All new allotments accommodating existing or proposed dwellings must comply with the water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	<p>Matter of discretion:</p> <p>1. Alternative means of providing an adequate water supply for firefighting purposes.</p>

**SUB - Table 1      Minimum allotment sizes**

---

<b>Residential Zones</b>	
GRZ: General Residential Zone	350m <sup>2</sup> with an average of 400m <sup>2</sup> for subdivisions creating 3 or more lots
LDRO: Low Density Residential Overlay	400m <sup>2</sup> with an average of 500m <sup>2</sup> for subdivisions creating 3 or more lots
MDRO: Medium Density Residential Overlay	200m <sup>2</sup>
SETZ: Settlement Zone	Masterton District: 400m <sup>2</sup> South Wairarapa District: 1,000m <sup>2</sup>
<b>Rural Zones</b>	
GRUZ: General Rural Zone	40ha
RLZ: Rural Lifestyle Zone	0.5ha
<b>Commercial and Mixed Use Zones</b>	
NCZ: Neighbourhood Centre Zone	No minimum lot size
TCZ: Town Centre Zone	No minimum lot size
MUZ: Mixed Use Zone	No minimum lot size
<b>Industrial Zones</b>	
GIZ: General Industrial Zone	No minimum lot size
<b>Open Space and Recreation Zones</b>	
NOSZ: Natural Open Space Zone	No minimum lot size
OSZ: Open Space Zone	No minimum lot size
SARZ: Sport and Active Recreation Zone	No minimum lot size
<b>Special Purpose Zones</b>	
MPZ: Māori Purpose Zone	No minimum lot size
FUZ: Future Urban Zone	40ha with 20ha balance lot.

## Definitions

Term	Definition
Highly Productive Land	<p>As shown in planning maps and has the same meaning as in the National Policy Statement for Highly Productive Land (as set out below):</p> <p>means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)</p>
Land based primary production	<p>Has the same meaning as in the National Policy Statement for Highly Productive Land (as set out below):</p> <p>means production, from agricultural, pastoral, horticultural, or forestry activities, that is reliant on the soil resource of the land.</p>
Minor residential unit	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site.</p>
Residential activity	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means the use of land and <b>building(s) for people's living</b> accommodation.</p>

# 1068

Residential unit	Has the same meaning as in the National Planning Standards (as set out below):  Means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
------------------	--

## *Zones and Overlays*

The General Rural Zone shown in Figure 1

The Rural Lifestyle Zone shown in Figure 2

The Martinborough Soils Overlay shown in Figure 3

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is made for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions in this report that may arise from inaccurate information provided by the Client or any external source.



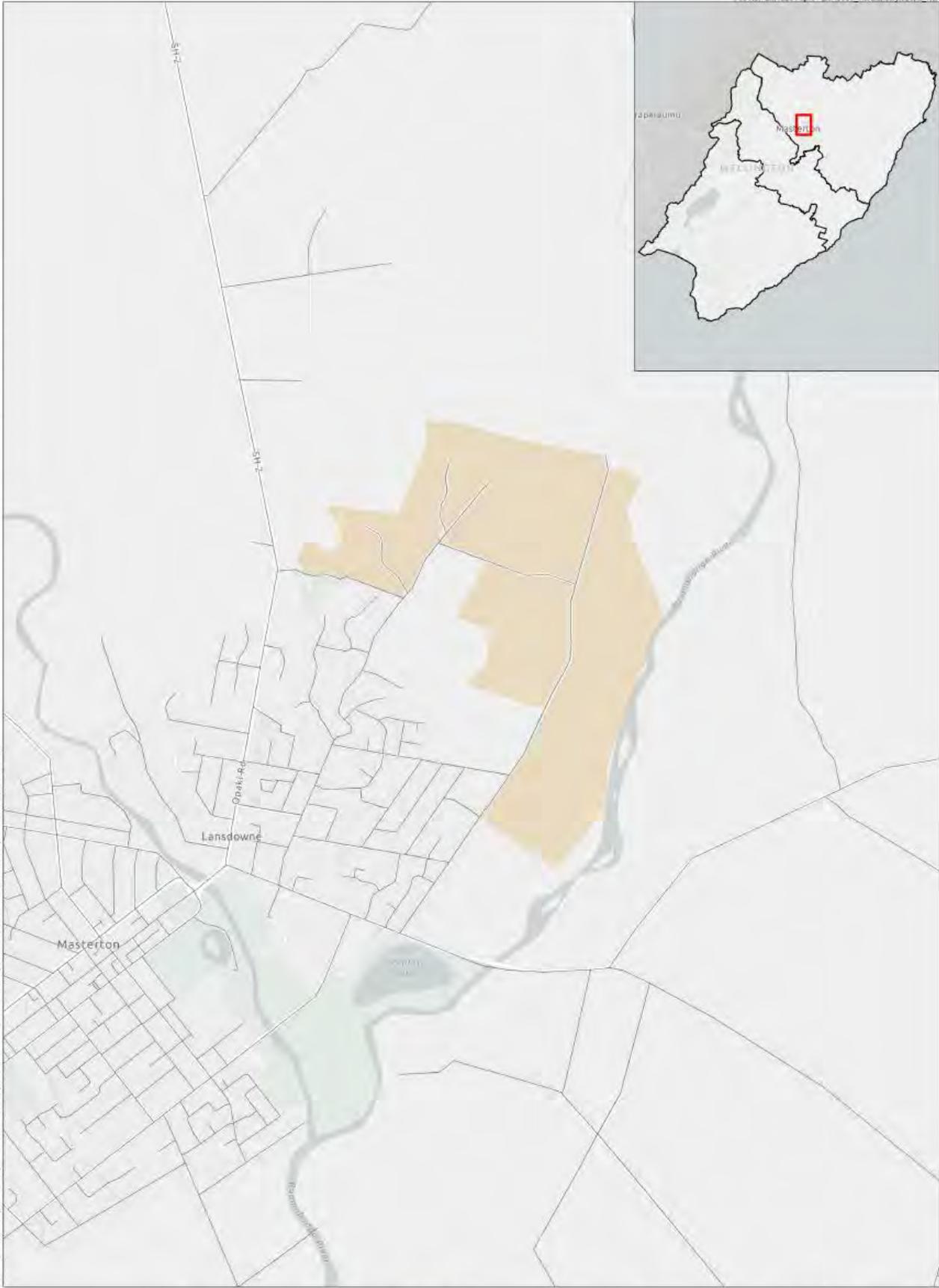
 0 10 km  
1:450,000 @ A3  
Data Sources: Greater Wellington Regional Council, Stats NZ, Esri, HERE, Garmin, Freuriquart, FAO, METI/NASA, USGS  
Projection: NZGD 2000 New Zealand Transverse Mercator

**LEGEND**  
General Rural Zone

**WAIRARAPA COMBINED DP REVIEW**  
General Rural Zone  
Date: 26 July 2023 | Revision: 0  
Plan prepared for Wairarapa Combined District Councils by Boffa Miskell Limited  
Project Manager: Robert.Scotland@boffamiskell.co.nz | Drawn: JWa | Checked: KDe

Figure 1: Extent of Proposed General Rural Zone

This plan has been prepared by Boffa Miskell Limited on the specific instructions of the Client. It is made for the Client's use in accordance with the agreed scope of work. Any use or reliance by a third party on this plan's content, where information has been supplied by the Client or obtained from other external sources, is not been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions in the information provided by the Client or any external sources.



0 500 m  
1:20,000 @ A3

Data Sources: Greater Wellington Regional Council; LINZ, Stats NZ,  
 Esri, HERE, Garmin, FourSquare, Mapbox, OpenStreetMap contributors,  
 Swatch, NOAA, NGA, NPS, USGS, Esri, HERE,  
 Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Rural Lifestyle Zone

**WAIRARAPA COMBINED DP REVIEW**

Rural Lifestyle Zone

Date: 26 July 2023 | Revision: 0

Plan prepared for Wairarapa Combined District Councils by Boffa Miskell Limited  
 Project Manager: Robert.Goolfield@boffamiskell.co.nz | Drawn: JWa | Checked: KSp

Figure 2: Extent of the Proposed Rural Lifestyle Zone

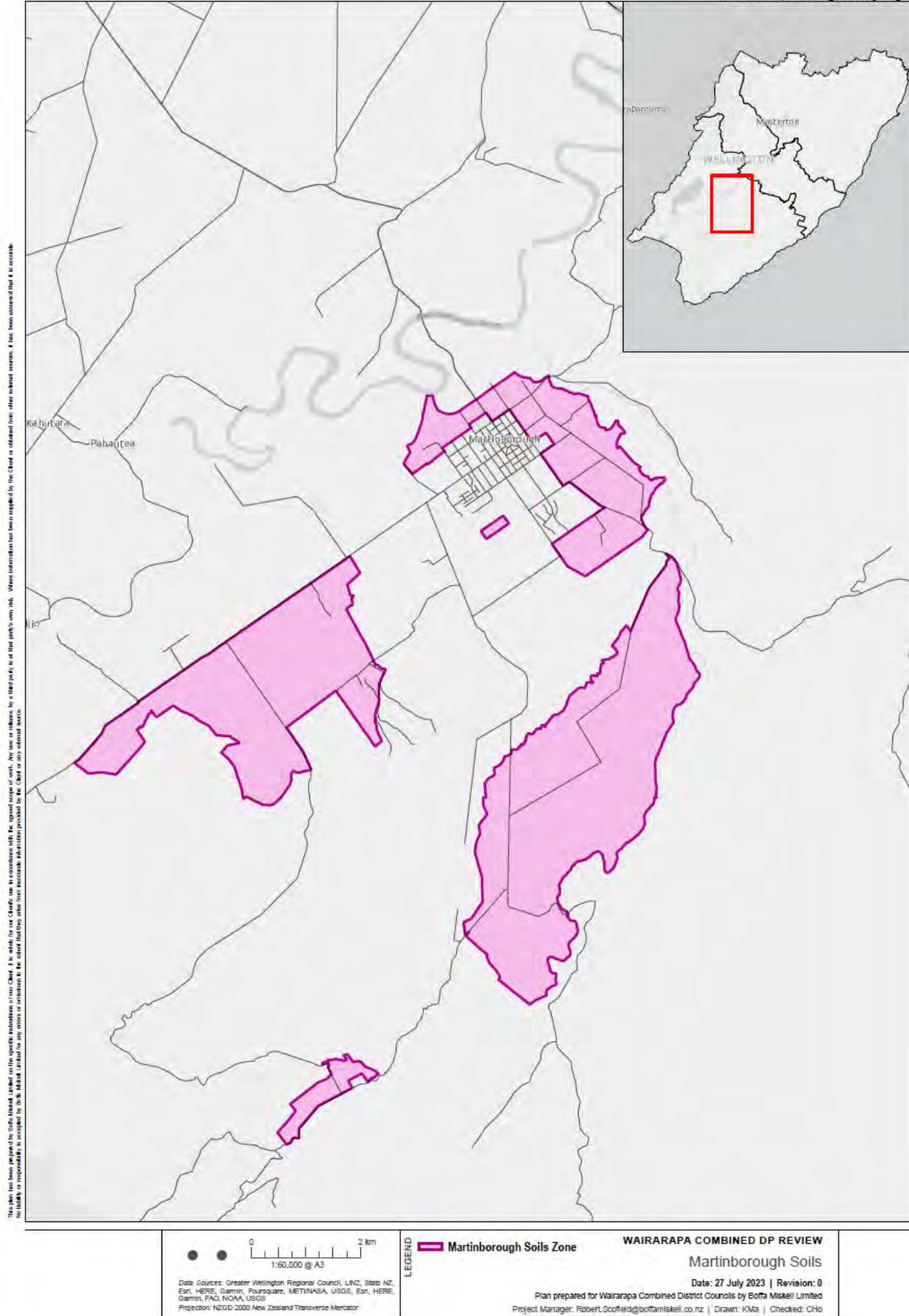


Figure 3: Extent of Proposed Martinborough Soils Overlay.

