



WAIRARAPA COMBINED DISTRICT PLAN JOINT COMMITTEE

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

THURSDAY 15 SEPTEMBER 2022 at 10am

MEMBERSHIP

David McMahon (Chairperson, Independent Commissioner)

Cr Frazer Mailman (MDC)

Cr Tina Nixon (MDC)

Cr Brian Deller (CDC)

Cr Robyn Cherry-Campbell (CDC)

Cr 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)
3. ADOPTION OF DRAFT WAIRARAPA COMBINED DISTRICT PLAN FOR CONSULTATION

Pages 1-586

To:	Joint Committee for the Wairarapa Combined District Plan
From:	James Witham, Planning Manager, South Wairarapa District Council Solitaire Robertson, Manager, Planning and Regulatory, Carterton District Council Christine Chong, Planning Manager, Masterton District Council
Endorsed by:	Harry Wilson, Chief Executive, South Wairarapa District Council Geoff Hamilton, Chief Executive, Carterton District Council David Hopman, Chief Executive, Masterton District Council
Date:	15 September 2022
Subject:	Adoption of draft Wairarapa Combined District Plan for consultation.
DECISION	
Recommendation: That the Wairarapa Combined District Plan Joint Committee: <ul style="list-style-type: none"> i. Receives Report 117/22. ii. Adopts the draft Wairarapa Combined District Plan (the District Plan) for consultation. iii. Delegates authority to the Chair of the Joint Committee to approve any inconsequential amendments prior to release of the draft plan. iv. Notes public consultation is scheduled from 25 October to 6 December 2022. 	

Purpose

This report seeks that the Joint Committee adopts the draft District Plan, so that it can be released for public consultation in October 2022. This is a key step towards public notification of a proposed District Plan in mid-2023.

Context

Section 79(1) of the Resource Management Act 1991 (RMA) requires that local authorities commence a review of a district plan at least every 10 years. The Wairarapa Councils were the first councils to have cooperatively prepared a 'combined' district plan under the Resource Management Act (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 plan in 2020, and a Joint Committee was formed later that year to lead the review and prepared a new District Plan. The Committee comprises two councillors 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. As part of this reform, a government-appointed Resource Management Review Panel led by Court of Appeal Judge, Hon Tony Randerson, QC provided a report to the Government. The report (commonly referred to as the 'Randerson report') provided a critical assessment of the current resource management and planning legislation as well as recommendations. These recommendations, which are now being considered as part of the reform, will have significant impacts on the resource management and planning framework with the RMA being replaced by three new enactments.

Being cognisant that the life of the reviewed Combined District Plan may be limited when 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 is given to ensuring the following three factors will be 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 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 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 draft District Plan.

Analysis and Advice

The draft District Plan provides an opportunity to change the planning framework for the Wairarapa to address the opportunities and challenges that the districts face in the short- to medium-term. As this is a partial review, it retains the aspects of the operative District Plan that are working well, and provides policy changes to those parts of the plan that are no longer fit-for-purpose.

The following summarises some of the key changes in direction that the draft District Plan provides.

The draft District Plan is included in Attachment 1 to this report and the maps can be accessed at [Draft Wairarapa Combined District Plan Map Viewer](#).

Strategic direction

The draft district plan clearly sets out the priorities for the districts in the Strategic Direction chapter. This chapter sets 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. The Strategic Direction chapter guides decision making at a strategic level, and the objectives and policies throughout the rest of the draft District Plan should be read and achieved in a way that is consistent with the Strategic Direction objectives.

Key district plan issues

Throughout the review of the operative plan and preparation of the draft district plan, some key issues have emerged. These are summarised below.

Growth and urban development

Over the next 30 years, the Wairarapa is projected to be home to an additional 22,000 residents. People's residential needs are also changing, with an ageing and increasingly diverse population in the Wairarapa.

The District Plan has a role in ensuring there is sufficient land for housing to provide for the growing population and changing demand in the short, medium and long term land supply needs of the districts. Accordingly, urban growth, urban land supply, and the vibrancy of town centres are key strategic directions for the draft Wairarapa District Plan.

The draft District Plan provides 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 not yet ready for rezoning.

The Councils are investigating options and reviewing the approaches taken by other comparable districts for managing financial contributions. Specific engagement on this topic will occur in the first half of 2023.

Significant changes have not been proposed for Featherston at this stage. The direction given by the South Wairarapa Spatial Plan included the requirement to prepare a master plan for Featherston based on its identification as a transport-oriented growth node. This is a separate process to the District Plan review and the Featherston Master Plan project will identify land use types and residential densities for the Featherston urban area in detail. The results of the Featherston Master Plan will be incorporated into the Proposed Plan.

Natural hazards and resilience

The Wairarapa is susceptible to a range of natural hazards, including seismic hazards (fault rupture and liquefaction), flooding, and coastal inundation and erosion.

A new risk-based approach to managing natural hazards is proposed in the draft district plan. This approach is based on updated technical assessments that have been undertaken over the last 12-18 months to inform the District Plan review. It includes updated hazard maps that show the extent of previously known and newly identified faults across the Wairarapa, and the extent of possible liquefaction susceptibility.

Greater Wellington Regional Council (GWRC) is currently preparing flood hazard maps for the Wairarapa. These maps are being developed through their flood management planning process and are expected to be available by March 2023 for incorporation into the Proposed District Plan. Flood modelling will also account for climate change and sea level rise predictions.

There is a new rule framework based on high, medium and low risk hazard areas. New development within these areas is managed accordingly to protect people's safety.

A risk-based approach is best practice, is consistent with the direction in the Regional Policy Statement and is being adopted by other districts across the region.

Rural subdivision

The rural environment and the thriving primary production industries that it supports is fundamental to the prosperity of the Wairarapa. The District Plan review has identified that there has been fragmentation of productive land and the productive potential of that land through the ongoing subdivision and development of rural lifestyle properties. With further growth pressure and an increasing demand for rural living, there is potential for further fragmentation of productive land.

The Joint Committee considered a range of options for managing rural subdivision. In addition, targeted engagement with local surveying companies and rural interest groups was undertaken before identifying the preferred approach.

The approach taken in the Draft District Plan seeks to protect the productive capacity and productive potential of rural land. This approach is provided through limiting small lot subdivision generally and only enabling it appropriate areas. These areas are the Rural Lifestyle Zone, located northeast of

Masterton, and on land that is already fragmented (i.e. lots that are currently less than 4 ha). Subdivision that is associated with primary production continues to be enabled.

Historic heritage

The Wairarapa's rich cultural and spiritual heritage is found in buildings, features, trees and areas with historic heritage value, and in sites and areas of significance to Māori and sites of archaeological importance. District Councils have a responsibility to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development.

The Councils commissioned a review of the current schedule of historic heritage items and precincts in the operative District Plan. This review concluded that most of the currently scheduled heritage items should be rolled over into the draft District Plan. The draft District Plan proposes 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.

The draft District Plan seeks to protect historic heritage by requiring consent for most types of alterations to heritage items, and for their demolition or removal. Activities within historic heritage precincts will also require consent in most cases, to ensure that the heritage value of the precinct is protected. The policy direction and rules have been strengthened and provide greater clarity on what is considered appropriate or not in relation to historic heritage.

Design guides for historic heritage precincts (and town centres) will be included in the Proposed Plan.

During the draft District Plan feedback period, nominations will be sought from the public for new buildings, items, trees or areas that may have heritage value that should be added to the heritage schedule and protected.

Working with mana whenua

The Joint Committee (which includes mana whenua representation) and advisory group have been working collaboratively with mana whenua on the development of the draft District Plan. Hui with both Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa representatives have been held, and it is intended that mana whenua will continue to collaborate with the advisory group during preparation of the Proposed District Plan. Mana whenua will have further opportunity to input into other chapters during the development of the Proposed District Plan.

The draft District Plan includes new chapters for a Māori Purpose Zone and Sites and Areas of Significance to Māori. Further work with Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa representatives is required for these two chapters to reflect the aspirations and values of mana whenua.

Structural changes to the plan

Any new district plan must comply with the National Planning Standards, introduced in 2019. The National Planning Standards dictate the structure, chapters and format of the district plan and associated maps, and also include a range of nationally consistent definitions.

The draft district plan is consistent with the requirements of these standards.

While there are more chapters than the Operative Plan, these chapters are more succinct, with clearer and more focused policies and rules. The text chapters attached to this report will also be converted to an online webpage hosted on the www.wairarapaplan.co.nz website. The online plan will provide clickable cross-references to definitions and other chapters.

Engagement during draft plan preparation

During the development of the draft District Plan, the advisory group has consulted with a range of key stakeholders. Engagement has focused on understanding how well the Operative Plan is addressing key resource management issues and seeking feedback on the proposed direction for these issues in the draft District Plan.

To date, the advisory group has engaged with infrastructure providers, government agencies, rural industry and primary production organisations, technical experts, Greater Wellington Regional Council, Wellington Water, and local business and interest groups and their feedback has been used in the development of the draft District Plan.

In addition, community feedback and views through a range of other forums and processes over the last few years have informed the district plan review and preparation of the draft district plan. These forums and processes include Long Term Plans, Carterton Urban Growth Strategy and East Carterton Structure Plan and South Wairarapa Spatial Plan.

Engagement after release of draft plan

The release of the non-statutory draft District Plan provides the opportunity for the community to give detailed and practical feedback on implementation of the rules and provisions in the new District Plan. It is also an opportunity to test the functionality of the draft District Plan. The next step in the process will be to consider the feedback to inform the development of a Proposed District Plan. The Proposed District Plan will be publicly notified in mid-2023.

The draft district plan will be available to view and make online submissions via the [Wairarapa District Plan website](#). Making submissions through the District Plan website is encouraged. Alternative ways of providing feedback will also be available such as via email or short questionnaires.

A communications and engagement campaign, with information available on key topics, will include the following:

- In the weeks leading up to 25 October, there will be local media and social media campaigns to inform the public that the draft District Plan is being released for consultation.
- From 25 October, there will be a six-week media, Google ad and radio advertising campaign.
- During the feedback period (25 October – 6 December 2022), a series of community drop-in sessions will be held, where members of the public can find out more information and ask questions about the draft District Plan.

- Brochures will be made available at Council facilities and drop-in sessions, to provide both general and specific topic-based information on key issues for the draft District Plan, and to direct people to the website for additional information.
- Community workshops will be held if there is sufficient interest on a particular topic.
- Before, during and after the engagement period, newsletters will continue to be sent out to subscribers providing updates on progress and key issues.

Following the engagement period, the advisory group will continue to discuss feedback with stakeholders, to inform the development of the Proposed District Plan.

Options Considered

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

Option		Advantages	Disadvantages
1	Adopt the draft Wairarapa Combined District Plan for consultation	<ul style="list-style-type: none"> • Enables the community to provide early feedback and to understand the key changes from the operative plan • Allows the proposed district plan to reflect community and stakeholder views more accurately • Allows identification and possible resolution of issues at an early stage, to potentially reduce the need for submissions and appeals in the statutory process 	<ul style="list-style-type: none"> • Some additional time for submitters and Council with two plan processes ('draft' plan and 'proposed' plan). However, overall, this time should be less.
2	Do not adopt the draft Wairarapa Combined District Plan for consultation	No advantages identified	<ul style="list-style-type: none"> • Potentially adds time and cost to the Proposed District Plan process for the Councils and submitters as issues are not resolved earlier. • Does not provide an opportunity to reflect community and stakeholder views in the Proposed Plan

Recommended Option

Option 1 is recommended. This option ensures that the community has an opportunity to provide feedback and for the Councils to consider this feedback prior to the Proposed District Plan being released. Also provides an opportunity for the community to understand the key changes proposed in the draft District Plan.

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. This Draft District Plan stage of the review is 'non-statutory' but will improve and streamline the subsequent statutory process required for the Proposed District Plan.

The proposed District Plan will support the objectives of Masterton District Council's Parks & Open Space Strategy, Climate Action Plan, Rangatahi Strategy (currently under review) and He Hiringa Tangata, He Hiringa Whenua, and with the South Wairarapa Spatial Plan. It will also support the objectives of the Wairarapa Economic Development Strategy, and GWRC's Regional Policy Statement and Natural Resources Plan.

Plan Change 1 to the Wellington Regional Policy Statement was notified in August 2022, and therefore the draft District Plan has not taken this change into account. The implications of this change will be considered into the Proposed District Plan.

Significance, Engagement and Consultation

Developing the draft District Plan has been assessed as Significant under the Councils' Significance and Engagement Policies.

The community is invited to provide written feedback on the draft district plan from Tuesday 25 October through to Friday 6 December 2022.

A summary of the engagement campaign is described earlier in this report.

Communications/Engagement

Refer above.

Financial Considerations

Public consultation on the draft District Plan involves staff time in promoting the feedback period and hosting the drop in sessions. Other costs include promotion of the consultation period and how the community can provide feedback on the draft district plan. These costs are budgeted for in the Councils' Long Term Plans as part of the District Plan Review.

Implications for Māori

The District Plan Review and draft district plan have been developed working collaboratively with representatives from Rangitāne o Wairarapa and Ngāti Kahungunu 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 process.

Environmental/Climate Change Impact and Considerations

The draft 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 draft district plan will be released for public feedback on 25 October 2022. The feedback period will remain open until 6 December 2022. Council officers will review and summarise all feedback received. The feedback will inform the development of a Proposed District Plan. The Proposed District Plan will be publicly notified for formal submissions in mid-2023.

Draft Wairarapa Combined District Plan

A non-statutory draft district plan for public comment

September 2022

(public consultation to commence in late October 2022)



TE KAUNIHERA-Ā-ROHE O TARATAHI
CARTERTON
DISTRICT COUNCIL



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

Introduction

Mihi

[to be prepared for Proposed District Plan]

Foreword

[to be prepared for Proposed District Plan]

Contents

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

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

Special Purpose Zones	FUZ – Future Urban Zone MPZ – Māori Purpose Zone
Designations	To be included in the Proposed District Plan. Refer to Operative District Plan for existing designations.
Part 4	Schedules
Schedules	<p>SCHED1 – Schedule of Heritage Buildings and Items</p> <p>SCHED2 – Schedule of Heritage Precincts</p> <p>SCHED3 – Schedule of Notable Trees</p> <p>SCHED4 – Schedule of Sites and Areas of Significance to Māori</p> <p>SCHED5 – Schedule of Significant Natural Areas</p> <p>SCHED6 – Schedule of Recommended Areas for Protection</p> <p>SCHED7 – Schedule of Outstanding Natural Landscapes and Features</p> <p>SCHED8 – Schedule of Significant Amenity Landscapes</p> <p>SCHED9 – Schedule of Outstanding Natural Character Areas</p> <p>SCHED10 – Schedule of Very High and High Natural Character Areas</p> <p>SCHED11 – Schedule of Significant Waterbodies</p>

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 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
RMA planning documents		
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 Proposed Natural Resources Plan Regional Air Quality Management 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

Document(s)	Purpose	Relationship with District Plan as directed by the RMA
RMA planning documents		
Regional Coastal Plan Regional Freshwater Plan Regional Soil Plan Regional Plan for Discharges to Land		or for which the regional council has primary responsibility for under Part 4 of the Act (section 74(2)(a)(ii) of the Act).
Other documents		
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 all 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).

Document(s)	Purpose	Relationship with District Plan as directed by the RMA
RMA planning documents		
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).
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	Procedural requirements of treaty settlements impact upon resource management processes concerning identified statutory acknowledgement areas. The requirements for the Council, in summary, are to:

Document(s)	Purpose	Relationship with District Plan as directed by the RMA
RMA planning documents		
	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.	<ul style="list-style-type: none"> Have regard to a statutory acknowledgement when determining affected parties in relation to resource consent applications; record all relevant Statutory Acknowledgements in the District Plan. <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, waahi 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 identifies 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 three parts – Zones, Development Areas, 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.

(b) Structure Plan Areas – A structure plan area identifies and manages areas where structure plans apply to determine future land use or development.

(c) 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.

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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.

Designations are not included in the Draft District Plan but will be included in the Proposed District Plan. Refer to the Operative District Plan for existing designations.

Part 4 Schedules

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

Part 5 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.

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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; or
- 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

Activity Status	Resource Consent Required?	What Council can consider
Permitted Activity	Resource Consent not required provided the activity complies with the	n/a

Activity Status	Resource Consent Required?	What Council can consider
	relevant rules in the Plan, including any applicable standards	
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.
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"> 1. the adverse effects of the activity are minor; or 2. the activity is not contrary to the objectives and policies of the Plan.
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

- Identify the zone that applies to your site (e.g. General Residential Zone)
- 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

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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.

Step 8: If resource consent is required, refer to below to find out what information is needed with the resource consent application.

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;
- 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;
- 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;
- 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,	Relevant chapters or sections

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Spatial layer name	Function	Location of spatial layer provisions
	or where a different maximum height on a particular site applies).	
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	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>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.</p>
Accessway	<p>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.</p>
Addition	<p>Means any works undertaken to an existing building which has the effect of increasing the gross floor area of that building.</p>
Aerodrome Obstacle Limitation Surface	<p>As shown on the planning maps and defined in Appendix TR-2.</p>
Allotment	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>has the same meaning as in section 218 of the RMA (as set out below):</p> <p>(2) In this Act, the term allotment means—</p> <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or

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Term	Definition
	<p>(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</p> <p>(b) any parcel of land or building or part of a building that is shown or identified separately—</p> <p>(i) on a survey plan; or</p> <p>(ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</p> <p>(c) any unit on a unit plan; or</p> <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.

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Term	Definition
Ancillary activity	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means an activity that supports and is subsidiary to a primary activity.</p>
Antenna	<p>Has the same meaning as in the National Environmental Standard for Telecommunication Facilities (as set out below):</p> <p>Means a device that receives or transmits radiocommunication or telecommunication signals, but not a small cell unit</p>
Biodiversity offset	<p>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:</p> <ol style="list-style-type: none"> 1. No net loss - The offsetting proposal achieves no net loss and preferably a net gain of biodiversity 2. Additional conservation outcomes - Biodiversity outcomes are above and beyond results that would have occurred if the offset was not proposed. 3. Limits to offsetting - Biodiversity offsetting should not be applied to justify impacts on vulnerable and irreplaceable biodiversity. 4. Proximity – The offsetting proposal should be located close to the application site, where this will achieve the best ecological outcomes. 5. Like for like - Offsetting measures re-establish or protect the same or similar type of ecosystem to that which is adversely affected. 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. 7. Timing - The delay between the loss of biodiversity through development and the gain or maturation of ecological outcomes is minimised. <p>Any offsetting proposal will include biodiversity management plans prepared in accordance with good practice.</p>

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Term	Definition
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"> (a) partially or fully roofed; and (b) fixed or located on or in land; <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"> a. Offices for businesses, local and government agencies, community entities; b. Professional services, e.g. lawyers, accountants, engineering, surveying, insurance, financial services, not for profit organisations, banks, travel agents; c. Personal services, e.g. hairdressing, beauty therapy, dry cleaning, shoe repairs; and d. Postal services.
Coastal Environment	<p>Means the area identified on the planning maps as being located within the inland extent of the coastal environment.</p>
Cabinet	<p>Has the same meaning as in the National Environmental Standards for Telecommunication Facilities (as set out below):</p>

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Term	Definition
	<p>Means a casing around equipment that is necessary to operate a telecommunication network, but not any of the following:</p> <ul style="list-style-type: none"> (a) a casing around an antenna, a small cell unit, ancillary equipment, or any part of a telecommunication line (b) a casing that is wholly underground (c) a casing that is inside a building (d) a building
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.
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

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Term	Definition
	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> <p style="padding-left: 40px;">(a) has significant adverse effects on the environment; or</p> <p style="padding-left: 40px;">(b) is reasonably likely to have significant adverse effects on the environment</p>
Cultivation	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>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.</p>
Customary activity	Means the use of land or buildings for Maori cultural activities that provide for the special relationship between tangata whenua and places of customary importance.
Customer connection line	<p>Has the same meaning as in the National Environmental Standards for Telecommunications Facilities (as set out below):</p> <p>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.</p>
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.

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Term	Definition
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 (new)	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.
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.
Environmental Compensation	Means any action (works, services, protection, restoration, enhancement, or restrictive covenants) as compensation for unavoids, remedied and unmitigated adverse effects of the activity for which consent is being sought, including actions

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Term	Definition
	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.
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.
Esplanade reserve	<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 reserve within the meaning of the Reserves Act 1977—</p> <p>(a) which is either—</p> <p>(i) a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</p> <p>(ii) a reserve vested in the Crown or a regional council under section 237D; and</p> <p>(b) which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.</p>
Esplanade strip	<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 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.</p>
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

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	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.
Finished floor level	Means the level at the bottom of the floor joists or the base of the concrete floor slab.
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.
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"> a. restaurants; b. cafes; c. bars; d. taverns; <p>It excludes:</p> <ul style="list-style-type: none"> a. food and beverage retail stores e.g. supermarkets, dairies, superettes, bakeries and takeaway food bars; and b. drive-through activities.
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>

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Term	Definition
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, liftwells or stairwells) measured:</p> <ul style="list-style-type: none"> (a) where there are exterior walls, from the exterior faces of those exterior walls; (b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; (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.
Ground level	<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"> (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); (b) if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; (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
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	Means land identified on planning maps as:

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Term	Definition
	<ul style="list-style-type: none"> a. High hazard areas b. Moderate hazard areas c. Low hazard areas
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"> a. Community facilities b. Healthcare activities c. Emergency service facilities d. Educational facilities e. Entertainment activities f. Retirement villages g. Supported residential care facilities h. Residential activities and residential units
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 hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p>

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Term	Definition
	<p>(a) with 1 or more of the following intrinsic properties:</p> <ul style="list-style-type: none"> (i) explosiveness: (ii) flammability: (iii) a capacity to oxidise: (iv) corrosiveness: (v) toxicity (including chronic toxicity): (vi) ecotoxicity, with or without bioaccumulation; or <p>(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).</p>
Healthcare activities	<p>Means the use of premises:</p> <ul style="list-style-type: none"> a. By one or more health care providers for the purposes of carrying on their profession; b. As a veterinary clinic; or c. As a medical laboratory <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	Has the same meaning as in the National Planning Standards (as set out below):

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Term	Definition
	Means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.
Height in relation to boundary	Has the same meaning as in the National Planning Standards (as set out below): 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.
Heritage curtilage	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 can apply to either land integral to the heritage item, or a precinct that includes buildings, relics, areas and their settings.
Home business	Has the same meaning as in the National Planning Standards (as set out below): Means a commercial activity that is: <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity.
Infrastructure	Has the same meaning as in section 2 of the RMA, as set out below: <ul style="list-style-type: none"> a. pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy; b. network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001; c. a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989;

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Term	Definition
	<ul style="list-style-type: none"> d. 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— <ul style="list-style-type: none"> i. uses them in connection with the generation of electricity for the person's use; and ii. does not use them to generate any electricity for supply to any other person: e. a water supply distribution system, including a system for irrigation: f. a drainage or sewerage system: g. structures for transport on land by cycleways, rail, roads, walkways, or any other means: h. facilities for the loading or unloading of cargo or passengers transported on land by any means: i. an airport as defined in section 2 of the Airport Authorities Act 1966: j. a navigation installation as defined in section 2 of the Civil Aviation Act 1990: k. facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988: l. anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166
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>
Keeping of goats	<p>Means the keeping or farming of one or more free-ranging goats (i.e., untethered).</p>

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Lake	<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 body of fresh water which is entirely or nearly surrounded by land.</p>
Land disturbance	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>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.</p>
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, 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	<p>Means activities that are less sensitive to natural hazards, which are:</p> <ul style="list-style-type: none"> a. Accessory buildings used for non-habitable purposes; b. Park management activity; and c. Buildings and structures associated with temporary activities..
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 a 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.

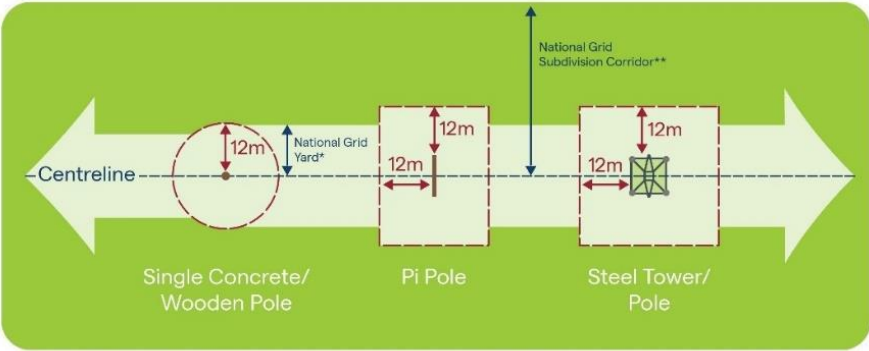
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Term	Definition
Minor residential unit	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site.</p>
Modification	<p>As it relates to vegetation means the felling, removal, damage or destruction of the vegetation including the following activities within the vegetation drip line:</p> <ul style="list-style-type: none"> a. work that involves compaction, sealing or removal of soil; or b. drilling or excavation; or c. discharge of toxic substances;
Motorised outdoor recreation activity	<p>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.</p>
National Grid	<p>Has the same meaning as in the National Policy Statement on Electricity Transmission (as set out below):</p> <p>Means the assets used or owned by Transpower New Zealand Limited.</p>
National Grid subdivision corridor	<p>Means the area measured either side of the centreline of above ground National Grid transmission lines as follows (and illustrated in dark green below):</p> <ul style="list-style-type: none"> a. 14 metres for 66kV and 110kV transmission lines on single poles; b. 16 metres for 66kV and 110kV transmission lines on pi poles;

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	<p>c. 32 metres for 66kV and 110kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers);</p> <p>d. 37 metres for 220kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers);</p> <p>e. 39 metres for 350kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers).</p> <div data-bbox="607 596 1473 948"> <p>The diagram illustrates the National Grid Subdivision Corridor and National Grid Yard for different transmission line types. It shows a horizontal line with a dashed centerline. Three types of poles/towers are shown: Single Concrete/Wooden Pole, Pi Pole, and Steel Tower/Pole. Each is shown with a 12m width. The National Grid Yard is indicated as 10m for single concrete/wooden pole lines and 12m for all other line types. The National Grid Subdivision Corridor is indicated as 14m, 32m, 37m or 39m depending on line voltage.</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> </div>
National Grid support structure	<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>

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National Grid yard	<p>Means (as illustrated in light green below):</p> <ul style="list-style-type: none"> a. the area located 10 metres either side of the centreline of an overhead 110kV National Grid transmission line on single poles; b. 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; c. the area located 12 metres in any direction from the outer edge of a National Grid support structure; d. 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).  <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>
Natural hazard	Has the same meaning as in section 2 of the RMA (as set out below):

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	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.
Network utility	Means a project, work, system or structure that is a network utility operation undertaken by a network utility operator.
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"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.
Noise sensitive activity	<p>Means:</p> <ul style="list-style-type: none"> a. Any residential activity (including visitor accommodation and retirement accommodation); b. Any educational activity; c. Any healthcare activity; d. Any congregations within places of worship/ marae.
Noxious or offensive Industry	<p>Means an industrial activity involving:</p> <ul style="list-style-type: none"> a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting; b. flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping;

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	<ul style="list-style-type: none"> c. storage and disposal of sewage, septic tank sludge or refuse; d. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; and wool scouring; e. 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; f. burning out of the residual content of metal containers used for the transport or storage of chemicals; g. the burning of municipal, commercial or industrial wastes, by the use of incinerators for disposal of waste; h. 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; i. crematoriums; and j. any industrial activity which involves the discharge of odour or dust beyond the site boundary.
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>

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Operational need	Has the same meaning as in the National Planning Standards (as set out below): 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.
Papakāinga	Means activities undertaken in the traditional rohe of tangata whenua to sustain themselves, which is on land held under Te Ture Whenua Māori Act 1993 (Māori land), Papakāinga may include (but not be limited to) residential, social, cultural, economic, conservation and recreation activities, marae, wāhi tapu and urupā.
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"> a. landscaping, planting and vegetation maintenance b. pest and weed control c. vehicle, machinery and equipment depots;

Term	Definition
	<ul style="list-style-type: none"> d. storage sheds e. public toilets, shelters and changing facilities; f. footbridges, paths and boardwalks; g. minor stormwater management devices e.g. rain gardens; h. park furniture including seating, picnic tables, playground equipment, rubbish bins, lighting structures, shade sails, water features, drinking fountains, barbeques, and cycle parking structures; i. public art and memorials.
Parking area	Means that part of an allotment or building within which vehicle parking is accommodated, including all manoeuvring areas.
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"> 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 b. includes all associated forestry infrastructure; but c. does not include—

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Term	Definition
	<ul style="list-style-type: none"> 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 ii. forest species in urban areas; or iii. nurseries and seed orchards; or iv. trees grown for fruit or nuts; or v. long-term ecological restoration planting of forest species; or vi. willows and poplars space planted for soil conservation purposes
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 contaminated land	<p>Means land on which an activity or industry that is described in the current Hazardous Activities and Industries List (published by the Ministry for the Environment) is being, has been or is more likely than not to have been undertaken. This definition does not include land for which a detailed site investigation demonstrates that any contaminants present are at, or below, background concentrations.</p>
Potentially hazard sensitive activities	<p>Means activities that are potentially sensitive to natural hazards, which are:</p> <ul style="list-style-type: none"> a. Buildings associated with primary production b. Commercial activities c. Industrial activities d. Rural industry activities
Primary Production	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means</p>

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	<ul style="list-style-type: none"> a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a.; 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 d. excludes further processing of those commodities into a different product.
Qualified arborist	Means a person holding a minimum of a level 4 NZQA advanced certificate in arboriculture or equivalent arboricultural qualification.
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	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.
Recreation activity	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.

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Relocated Building	Means any building that is removed from one site and relocated to another site, in whole or in parts. It does not include any new building which is designed for, or intended to be used on, a site but which is erected off the site, in whole or in parts, and transported to the site.
Renewable electricity generation	Has the same meaning as in the National Policy Statement for Renewable Electricity Generation (as set out below): Means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current energy sources.
Renewable electricity generation activities	Has the same meaning as in the National Policy Statement for Renewable Electricity Generation (as set out below): 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.
Repair	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.
Residual risk	Means, in relation to the Hazardous Substances chapter, any risk of an adverse effect after other industry controls, legislation and regulations, including the Hazardous Substances and New Organisms Act 1996, the Land Transport Act 1998, the Health and Safety at Work (Hazardous Substances) Regulations 2017, and regional planning instruments have been complied with.
Residential activity	Has the same meaning as in the National Planning Standards (as set out below): Means the use of land and building(s) for people's living accommodation.

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Term	Definition
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"> a. clothing, footwear and personal accessory retailing; b. antique and used goods, second hand or charity shops; c. furniture and homeware retail stores; d. recreational goods and sports stores; e. electrical retailing; f. stationery shops; g. food and beverage retail stores, e.g. supermarkets, dairies, superettes, bakeries and takeaway food bars; and h. department stores. <p>It does not include:</p> <ul style="list-style-type: none"> i. trade suppliers.

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Term	Definition
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>
Reverse sensitivity	<p>Means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.</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 Roding 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>

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Term	Definition
	<p>(a) immediately before the commencement of this Part was a road or street or public highway; or</p> <p>(b) immediately before the inclusion of any area in the district was a public highway within that area; or</p> <p>(c) is laid out by the council as a road or street after the commencement of this Part; or</p> <p>(d) is vested in the council for the purpose of a road as shown on a deposited survey plan; or</p> <p>(e) is vested in the council as a road or street pursuant to any other enactment;—</p> <p>and includes—</p> <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>

Term	Definition
	<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>
Road transport network	Means all public roads in the district including state highways, public pedestrian and cycling facilities, public transport and associated public infrastructure e.g. bike racks, bus stops, shelters and bus centres.
Root protection area	<p>Means the circular area surrounding a tree, which is the greater of the radius, measured on a horizontal plane, from the base of the trunk to:</p> <p>(a) the outer extent of the branch spread; or</p> <p>(b) half the height of the tree.</p> <div data-bbox="600 855 1525 1310"> </div>

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Term	Definition
Rural industry	<p>Has the same meaning as in the National Planning Standards (as set out below):</p> <p>Means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</p>
Rural produce retail	<p>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.</p>
Sensitive activities	<p>Means the use of land and/or buildings for:</p> <ul style="list-style-type: none"> a. Residential activities b. Educational facilities c. Community facilities d. Healthcare activities e. Supported residential care facilities f. Papakāinga g. Visitor accommodation; and/or h. Residential visitor accommodation.
Service station	<p>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.</p>
Sign	<p>Has the same meaning as in the National Planning Standards (as set out below):</p>

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Term	Definition
	<p>Means any device, character, graphic or electronic display, whether temporary or permanent, which:</p> <ul style="list-style-type: none"> (a) is for the purposes of: <ul style="list-style-type: none"> (i) identification of or provision of information about any activity, property or structure or an aspect of public safety; (ii) providing directions; or (iii) promoting goods, services or events; and (b) is projected onto, or fixed or attached to, any structure or natural object; and (c) includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.
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"> a. Manufacturing of hazardous substances and associated storage (including industries manufacturing agrochemicals, fertilisers, acids/alkalis or paints) b. Oil and gas exploration and extraction facilities c. Purpose built bulk storage facilities for the storage of hazardous substances (other than petrol, diesel or LPG) for wholesale or restricted commercial supply d. The storage/use of more than 100,000L of petrol e. The storage/use of more than 50,000L of diesel f. The storage/use of more than 6 tonnes of LPG g. Galvanising plants

Term	Definition
	<ul style="list-style-type: none"> h. Electroplating and metal treatment facilities i. Tanneries j. Timber treatment k. Freezing works and rendering plants l. Wastewater treatment plants m. Metal smelting and refining (including battery refining or re-cycling) n. Milk treatment plants o. Fibreglass manufacturing p. Polymer foam manufacturing q. Asphalt/bitumen manufacture or storage r. Landfills <p>For the avoidance of doubt, the following activities are not considered to be significant hazardous facilities:</p> <ul style="list-style-type: none"> a. The incidental use and storage of hazardous substances in minimal domestic scale quantities b. Retail outlets for hazardous substances intended for domestic usage (e.g supermarkets, hardware stores and pharmacies) c. The incidental storage and use of agrichemicals, fertilisers and fuel for land based primary production activities. d. Pipelines used for the transfer of hazardous substances such gas, oil, trade waste and sewage e. Fuel in motor vehicles, boats, airplanes and small engines

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Term	Definition
	<ul style="list-style-type: none"> f. Military training activities g. The transport of hazardous substances (e.g in trucks or trains)
Significant Natural Area	Means an area considered significant due to ecological attributes as identified in SCHED5 - Schedule of Significant Natural Areas
Significant Waterbodies	Means any waterbody identified in SCHED-11 - 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"> a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or 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 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 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.
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.

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Term	Definition
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.
Street tree	Any tree located within legal road reserve.
Structure	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: means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.
Supported residential care facility	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. This definition excludes these activities where they are provided as part of a retirement village.
Temporary Activity	Means an activity in any zone that is of a non-repetitive, transient nature. It includes entertainment, cultural and sporting events, and activities ancillary to construction and demolition.
Temporary Military Training Activity	Has the same meaning as in the National Planning Standards (as set out below): 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: (a) the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act: (b) the protection of the interests of New Zealand, whether in New Zealand or elsewhere:

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	<p>(c) the contribution of forces under collective security treaties, agreements, or arrangements:</p> <p>(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:</p> <p>(e) the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency:</p> <p>(f) the provision of any public service.</p>
Temporary sign	<p>Means a sign of a transient nature that is used to:</p> <ul style="list-style-type: none"> a. Advertise that the property is for sale; b. Advise of any temporary construction project being undertaken on the site; c. Inform of a public election; d. Advertise an event associated with any temporary recreational or community activity within the Wairarapa.
Trade supplier	<p>Means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories:</p> <ul style="list-style-type: none"> a. automotive and/or marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and patio suppliers; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items);

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Term	Definition
	<ul style="list-style-type: none"> g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers.
Upgrade	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.
Vehicle crossing	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.
Very High and High Natural Character	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.
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"> a. refuse transfer stations; and b. recycling. <p>It excludes:</p> <ul style="list-style-type: none"> c. landfills.

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Interpretation

Term	Definition
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
NPS	National Policy Statement
NZCPS	New Zealand Coastal Policy Statement
RMA	Resource Management Act 1991
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 (September 2022)
New Zealand Coastal Policy Statement 2010	The District Plan has been reviewed (September 2022)
National Policy Statement on Electricity Transmission 2008	The District Plan has been reviewed (September 2022)
National Policy Statement on Urban Development 2020	The District Plan has been reviewed (September 2022)
National Policy Statement for Freshwater Management 2020	The District Plan has been reviewed (September 2022)

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 (September 2022)
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Tangata Whenua

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

Rangitāne o Tamaki nui-ā-Rua	Rangitāne o Wairarapa
Ko Ruahine te maunga	Ko Rangitūmau te maunga
Ko Manawatū te awa	Ko Ruamahanga te awa
Ko Kurahaupō te waka	Ko Kurahaupō te waka
Ko Rangitāne te iwi	Ko Rangitāne te iwi
Ko Ngāti Te Rangiwhaka-ewa te hapū matua	Ko Ngāti Hāmua te hapū matua
Ko Te Oreore te marae	Ko Mākirikiri 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 Rangiwhaka-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 was 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 Parakiore; Ngāi Tamahau; Ngāti Te Raetea; Hineteaorangi; 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 Hinetaura; 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 on at 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.

Nga Runanga 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 korero. 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 the 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 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, reo support and specialized counselling services to name a few.

Council Obligations

It is expected 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.

Consultation with 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.

Ngāti Kahungunu ki Wairarapa

This means the collective group composed of individuals who are descended from 1 or more Ngāti Kahungunu ki Wairarapa and includes those individuals; and includes any whānau, hapū, or group, including those set out in **Appendix 1** to this chapter, to the extent that it is composed of those individuals.

The **area of interest** means the area shown as the Ngāti Kahungunu ki Wairarapa area of interest in the next section of this chapter.

The customary rights means rights exercised according to Ngāti Kahungunu ki Wairarapa tikanga, including rights to occupy land; and rights in relation to the use of land or other natural or physical resources.

Descended means that a person is descended from another person by—

birth; or legal adoption; or Māori customary adoption in accordance with Ngāti Kahungunu ki Wairarapa tikanga.

Ngāti Kahungunu ki Wairarapa tipuna means an individual who— exercised customary rights by virtue of being descended from— the tipuna Kahungunu; or; a recognised tipuna of any of the hapū referred to in **Appendix 1** to this chapter; and exercised the customary rights predominantly in relation to the area of interest at any time after 6 February.

The Area of Interest

A narrative description of the Ngāti Kahungunu ki Wairarapa-area of interest and map which gives a graphic description is set out below.

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

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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

A map setting out the Ngāti Kahungunu ki Wairarapa area of interest for the purposes of negotiations with the Crown for the settlement of the Ngāti Kahungunu ki Wairarapa-historical Treaty claims is below.



Ngāti Kahungunu 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 Kahungunu ki Wairarapa-Tāmaki Nui ā Rua Claims and does not delineate iwi boundaries.

Appendix 1 Hapū included in Ngāti Kahungunu ki Wairarapa

Ngāti Kahungunu 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 Hinetauira: | (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 Kauhi: | (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 Parakioire: |
| (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 Tūkaihara:

(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.

Strategic Directions

CCR - Climate Change and Resilience

Objectives

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

HC - Historic and Cultural Heritage

Objectives

HC-O1	Protection of heritage values
The cultural, spiritual and/or historical values associated with historic heritage and sites and areas of significance to Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa are protected and maintained.	
HC-O3	Tangata whenua identity and values
Sites and features that have been identified as having special qualities and values that contribute to Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa's sense of place and identity are recognised and protected.	

NE - Natural Environment

Objectives

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

RE – Rural Environment

Objectives

RE-O1	Social and economic wellbeing
The Wairarapa's rural environment contributes positively to the region's economic and social wellbeing.	
RE-O2	Productive capacity
Rural land remains available for <i>primary production</i> activities and productive potential is protected.	
RE-O3	Character of the rural environment
The character of the rural environment is maintained and enhanced.	
RE-O4	Rural lifestyle
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 potential of land.	

TW - Tangata Whenua

Objectives

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

UFD – Urban Form and Development

Objectives

UFD-O1	Urban form of the Wairarapa
Wairarapa's urban form is a series of connected urban areas located along the main transport routes which each support a local community.	
UFD-O2	Urban growth
The Wairarapa's urban areas grow in a planned, efficient and structured way to meet future needs in a responsive manner.	
UFD-O3	Urban land supply
There is sufficient <i>development capacity</i> to meet the Wairarapa's housing, commercial, industrial and recreational needs.	
UFD-O4	Infrastructure capacity
Urban growth and development is integrated with the efficient provision, including the timing and funding, of infrastructure.	
UFD-O5	Vibrant town centres
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.	
UFD-O6	Commercial activities
Commercial activities located outside of town centres do not undermine the function and viability of the Wairarapa's town centres.	

ENG – Energy

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.

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 from 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. Parts of the Wairarapa contain an excellent potential for wind generated energy. Usually, wind energy facilities are provided at a large scale, and can therefore potentially have environmental effects, particularly landscape and amenity effects, as wind energy facilities, by necessity, are located in open usually prominent locations where the wind resource occurs. 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.

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 chapters do not apply to renewable electricity generation unless specifically stated within a rule or standard in this chapter. The objectives, policies and rules in district-wide overlay chapters apply to renewable electricity generation where applicable.

Objectives

ENG-O1	Benefits of <i>renewable electricity generation</i>
The significant local, regional and national benefits of renewable electricity generation are recognised and provided for.	
ENG-O2	Adverse effects of <i>renewable electricity generation</i>
Renewable electricity generation activities are designed and located to minimise adverse effects on communities and the environment while recognising their operational or locational constraints.	
ENG-O3	Energy generation and efficiency
To move the Wairarapa towards a low emission economy through the efficient use of energy efficiency and generation of electricity from renewable sources.	

Policies

ENG-P1	Enable site investigations for <i>renewable electricity generation</i>
Enable activities associated with investigating site suitability for <i>renewable electricity generation</i> .	
ENG-P2	Enable <i>small-scale renewable electricity generation</i>

Enable *small-scale renewable electricity generation* where it is of a form and scale that avoids, remedies or mitigates its adverse effects.

ENG-P3

Provide for *community-scale renewable electricity generation*

Encourage *community-scale renewable electricity generation* in the General Rural Zone where effects are appropriately managed, by having regard to:

- a. Benefits of *community scale renewable electricity generation*, including resilience benefits;
- b. Transport and infrastructure capacity to accommodate the activity;
- c. Potential adverse effects from the activity, including traffic generation, visual, light, safety and noise;
- d. Cumulative effects with other renewable electricity generation developments;
- e. Risk from *natural hazards*, where relevant;
- f. The scale of the activity and potential effects on the surrounding area;
- g. The design and site layout of the activity and its ability to internalise effects;
- h. Consideration of long-term management and responsibilities for the development; and
- i. Whether there is adequate separation from *sensitive activities* to ensure adverse effects, including potential adverse *reverse sensitivity* effects, are minimised.

ENG-P4

Large-scale renewable electricity generation activities

Provide for *large-scale renewable electricity generation activities* where effects are appropriately managed, by having regard to:

- a. Benefits of large scale renewable electricity generation;
- b. Any locational, technical or operational constraints;
- c. Transport and infrastructure capacity to accommodate the activity;
- d. Earthworks and construction effects;
- e. The design and site layout of the activity and its ability to internalise effects;
- f. Potential adverse effects from the activity, including traffic generation, visual, light, safety and noise;
- g. Whether there is adequate separation from *sensitive activities* to ensure adverse effects, including potential adverse *reverse sensitivity* effects, are minimised;
- h. Cumulative effects from multiple *renewable electricity generation activities*;
- i. Potential for adverse effects on natural features and landscapes, waterbodies, indigenous biodiversity, historic heritage and sites of significance to Māori;

j. Potential effects on rural productive capacity of the land; k. Consideration of long-term management and responsibilities for the development; and l. Any adaptive management measures proposed.	
ENG-P5	Reverse sensitivity
Manage subdivision and land use activities to avoid adverse effects on the efficient operation of established <i>renewable electricity generation facilities</i> .	

Rules

ENG-R1	Installation, <i>maintenance, repair, upgrading</i> and removal of new utility equipment for investigating a site for suitability for <i>renewable electricity generation</i>.
All zones	Activity status: Permitted Where: a. Compliance is achieved with ENG-S1.
All zones	Activity status: Restricted discretionary Where: a. Compliance is not achieved with ENG-R1(1). Matters of discretion: <ol style="list-style-type: none"> 1. Local, regional and national benefits; 2. Traffic generation; 3. The suitability of the site for investigation; 4. Noise, amenity and visual effects; 5. The type, scale, form and location of any structure; and 6. Health and safety.

ENG-R2	<i>Small-scale renewable electricity generation</i>
All zones	1. Activity status: Permitted Where: a. Electricity generation is from solar panels only; and b. Compliance is achieved with: <ol style="list-style-type: none"> i. ENG-S4.

General Rural Zone	<p>2. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. Electricity generation is from a maximum of one wind turbine only; and b. Compliance is achieved with: <ul style="list-style-type: none"> i. ENG-S2; and ii. ENG-S5. <p>Matters for control:</p> <ul style="list-style-type: none"> 1. Benefits of <i>small-scale electricity generation</i>, including resilience benefits; 2. Noise, amenity and visual effects; and 3. The type, scale, form and location of structures.
All zones	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with ENG-R2(1) or ENG-R2(2). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Benefits of <i>small-scale electricity generation</i>, including resilience benefits; 2. Noise, amenity and visual effects; 3. The type, scale, form and location of any structure.

ENG-R3	<i>Community-scale renewable electricity generation (solar), including operation, maintenance, repair and upgrading</i>
General Rural Zone	<p>1. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity is not located within: <ul style="list-style-type: none"> i. Moderate hazard areas; ii. High hazard areas; iii. Areas of Outstanding, Very High or High Natural Character; iv. Outstanding Natural Features and Landscapes; v. Coastal Environment; or vi. Significant Natural Areas b. Compliance is achieved with: <ul style="list-style-type: none"> i. ENG-S2; and ii. ENG-S4.

		<p>Matters for control:</p> <ol style="list-style-type: none"> 1. Benefits of community-scale electricity generation, including resilience benefits; 2. Cumulative effects with other renewable electricity generation developments; 3. Noise, amenity and visual effects; 4. The type, scale, form and location of structures; 5. Consideration of long-term management and responsibilities for the development; and 6. Effects on the road network.
	General Rural Zone	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. The activity is located in a moderate hazard area; or b. Compliance is not achieved with ENG-R3(1)(b). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Benefits of <i>community-scale renewable electricity generation</i>, including resilience benefits; 2. Effects on the road network; 3. Noise, amenity and visual effects; 4. Cumulative effects with other <i>renewable electricity generation</i> developments; 5. Risk from <i>natural hazards</i>, where relevant; and 6. The type, scale, form and location of any structure.
	All other zones	<p>3. Activity status: Restricted discretionary</p> <ol style="list-style-type: none"> a. The activity is not located within: <ol style="list-style-type: none"> i. High hazard areas; ii. Areas of Outstanding, Very High or High Natural Character; iii. Outstanding Natural Features and Landscapes; iv. Coastal Environment Area; or v. Significant Natural Areas. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Benefits of <i>community-scale renewable electricity generation</i>, including resilience benefits; 2. Effects on the road network; 3. Noise, amenity and visual effects; 4. Cumulative effects with other <i>renewable electricity generation</i> developments; 5. Risk from <i>natural hazards</i>, where relevant;

		6. Consideration of long-term management and responsibilities for the development; and 7. The type, scale, form and location of any structure.
	All zones	4. Activity status: Discretionary Where: a. The activity is located within: <ol style="list-style-type: none"> i. High hazard areas; ii. Areas of Outstanding, Very High or High Natural Character; iii. Outstanding Natural Features and Landscapes; iv. Coastal Environment; or v. Significant Natural Areas

ENG-R4		<i>Community-scale renewable electricity generation (wind), including operation, maintenance, repair and upgrading</i>
	General Rural Zone	1. Activity status: Controlled Where: a. The activity is not located within: <ol style="list-style-type: none"> i. Moderate hazard areas; ii. High hazard areas; iii. Areas of Outstanding, Very High or High Natural Character; iv. Outstanding Natural Features and Landscapes v. Coastal Environment; or vi. Significant Natural Areas b. Compliance is achieved with: <ol style="list-style-type: none"> i. ENG-S3; ii. ENG-S4. Matters for control: <ol style="list-style-type: none"> 1. Benefits of <i>community-scale renewable electricity generation</i>, including resilience benefits; 2. Noise effects; 3. Landscape, visual and amenity effects, including shadow flicker; 4. The type, scale, form and location of structures; 5. Effects on the road network; 6. Consideration of long-term management and responsibilities for the development; and 7. Cumulative effects with other <i>renewable electricity generation</i> developments.

	General Rural Zone	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with ENG-R4(1)(b).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Benefits of <i>community-scale renewable electricity generation</i>, including resilience benefits; 2. Effects on the road network during construction; 3. Noise, amenity and visual effects, including shadow flicker; 4. Cumulative effects with other <i>renewable electricity generation</i> developments; 5. Risk from <i>natural hazards</i>, where relevant; and 6. The type, scale, form and location of any structure.
	General Rural Zone	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with ENG-R4(1)(a).</p>
	All other zones	<p>4. Activity status: Discretionary</p>

ENG-R5		<i>Large-scale renewable electricity generation activities</i>
	General Rural Zone	<p>1. Activity status: Discretionary</p>
	All other zones	<p>2. Activity status: Non-complying</p>

ENG-R6		<i>Renewable electricity generation activities not otherwise provided for</i>
	All zones	<p>1. Activity status: Discretionary</p>

ENG-R7		<i>Non-renewable electricity generation activities</i>
	All zones	<p>1. Activity status: Non-complying</p>

Standards

ENG-S1	Investigations
All Zones	<ol style="list-style-type: none"> 1. Wind monitoring masts do not exceed 90m in height in Rural Zones, and 20m in height in all other zones. 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. 3. All masts are removed at the end of the investigation period. 4. The site is restored to its pre-works condition after completion of all investigation activities, and the removal of all investigation equipment. 5. The investigation equipment is not on-site for more than a total period of five years.
ENG-S2	Community-scale solar electricity generation
All Zones	<ol style="list-style-type: none"> 1. The area occupied by solar panels covers a maximum area of 1 ha. 2. Any freestanding solar panel <i>structure</i> must not exceed: <ol style="list-style-type: none"> a. The permitted <i>height in relation to boundary</i> for the underlying zone; b. The permitted setback standards for the underlying zone; or c. A maximum height of 6m above ground level.
ENG-S3	Community-scale wind turbine requirements
All Zones	<ol style="list-style-type: none"> 1. Maximum <i>height</i> above natural <i>ground level</i> to the tip of the blade: 65m. 2. Maximum number of turbines per site: three turbines 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.
ENG-S4	Structure height and setbacks
All Zones	Except as required by standards ENG-S2 and ENG-S3, <i>buildings</i> and <i>structures</i> comply with the <i>building height</i> , setback, and <i>height in relation to boundary</i> standards for the underlying zone.

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.

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.

Relationship with other regulations

The provisions within this chapter apply on a district-wide basis. As such, 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*.

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

NU-O1	Benefits of <i>network utilities</i>
The benefits of effective, efficient, resilient and safe <i>network utilities</i> are recognised and provided for.	
NU-O2	Adverse effects of <i>network utilities</i>
<p>The adverse effects of <i>network utilities</i> on the environment are avoided, remedied or mitigated, while recognising:</p> <ol style="list-style-type: none"> 1. The <i>functional need</i> and <i>operational need</i> of network utilities; and 2. That positive effects of <i>network utilities</i> may be realised locally, regionally or nationally. 	
NU-O3	Adverse effects on <i>network utilities</i>
The safe function and operation of <i>network utilities</i> is protected from the adverse effects, including reverse sensitivity effects, of incompatible subdivision, use and development.	
NU-O4	<i>National Grid</i>
Subdivision, use and development is managed to avoid reverse sensitivity effects on the National Grid and ensure that the operation, maintenance, repair, upgrading and development of the National Grid is not compromised.	

Policies

NU-P1	Recognising the benefits of <i>network utilities</i>
<p>Recognise the benefits of <i>network utilities</i> by:</p> <ol style="list-style-type: none"> 1. Enabling the operation, maintenance, repair or removal of existing <i>network utilities</i> throughout the district; 2. Enabling investigation, monitoring and navigation activities associated with network utility operations throughout the district; 3. Providing for upgrades to, and the development of new, <i>network utilities</i>; and 	

4. Providing for the functions and responsibilities of <i>network utilities</i> as lifeline utilities during an emergency.	
NU-P2	<i>Network utilities, land use, subdivision, development and urban growth</i>
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.	
NU-P3	<i>Technological advances</i>
<p>Recognise the benefits of new technologies for <i>network utilities</i> that:</p> <ol style="list-style-type: none"> 1. Improve access to, and efficient use of, networks and services; 2. Allow for the re-use of redundant services and structures; 3. Increase resilience, safety or reliability of networks and services; 4. Result in environmental benefits and enhancements; or 5. Promote environmentally sustainable outcomes including green infrastructure and the increased the utilisation of renewable resources. 	
NU-P4	<i>Managing adverse effects of network utilities</i>
<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> <ol style="list-style-type: none"> 1. Controlling the height, bulk and location of <i>network utilities</i>; 2. Requiring compliance with recognised standards or guidelines for the potential adverse effects of noise, vibration, radiofrequency fields and electric and magnetic fields; 3. 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; 4. Encouraging the undergrounding of new and existing <i>network utilities</i> in all other areas; 5. Mitigating adverse visual effects through landscaping and/or the use of recessive colours and finishes, where possible; and 6. Requiring <i>network utilities</i> 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 <i>network utilities</i>
<p>Ensure that <i>network utilities</i> avoid, remedy or mitigate adverse effects on the environment, while recognising the <i>functional need</i> and <i>operational need</i> of the <i>network utility</i>, and having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which adverse effects have been addressed through site, route or method selection and/or the extent to which the <i>network utility</i> is constrained by <i>functional need</i> or <i>operational need</i>; 2. The necessity of the <i>network utility</i>, including: <ol style="list-style-type: none"> a. The need to quickly repair and restore disrupted services; b. The impact of not operating, repairing, maintaining, <i>upgrading</i>, removing or developing the <i>network utility</i>; 3. The time, duration or frequency of adverse effects; 4. The location of existing <i>network utilities</i>, including: <ol style="list-style-type: none"> a. The complexity and connectedness of the networks and services; b. The potential for co-location and shared use of <i>network utility</i> corridors; and 5. Anticipated outcomes for the receiving environment, including the role, function and predominant planned character of the underlying zone. 	
NU-P6	<i>National Grid</i>
<p>Manage subdivision, use and development near the <i>National Grid</i> to:</p> <ol style="list-style-type: none"> 1. Avoid the establishment or expansion of <i>sensitive activities</i>; 2. Ensure the safe and efficient operation, maintenance, repair, <i>upgrading</i>, removal and development of the <i>National Grid</i> is not compromised; and 3. Ensure that <i>reverse sensitivity</i> effects on the <i>National Grid</i> are avoided. 	

Rules

Note: Except as specifically identified in a rule in the following table, the rules in this chapter are the only rules that apply to network utilities activities and no rules in other chapters apply. The exceptions is standards that are cross-referenced in this chapter.

Network utility rules

NU-R1	Operation, maintenance, repair and removal of existing aboveground and underground <i>network utilities</i>
<div style="background-color: #90EE90; width: 10px; height: 100%;"></div> All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 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. All underground structures that are no longer required for <i>network utility</i> purposes are removed and ground reinstated within two years of being replaced or becoming redundant; and c. Compliance is achieved with all Network Utilities Standards.
<div style="background-color: #FFD700; width: 10px; height: 100%;"></div> All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NU-R1(1). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 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	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. All underground structures that are no longer required for <i>network utility</i> purposes are removed and ground reinstated within two years of being replaced or becoming redundant; and b. Compliance is achieved with: <ul style="list-style-type: none"> i. NU-S4; and ii. NU-S5.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NU-R2(1)(a). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 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.
All zones	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> b. Compliance is not achieved with <ul style="list-style-type: none"> i. NU-S4; or ii. NU-S5.

NU-R3	Upgrading of existing above ground <i>network utilities</i>
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 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"> i. A <i>pole</i> is not replaced with a <i>tower</i>; ii. A replacement <i>pole</i>, <i>tower</i> or telecommunication pole does not exceed the height of the replaced <i>pole</i> or <i>tower</i> or telecommunication pole by the greater of: <ul style="list-style-type: none"> - more than 15 percent; or - the maximum <i>structure height</i> for the underlying zone set out in NU-S1; iii. The diameter or width of a replacement <i>pole</i> or telecommunications <i>pole</i>: <ul style="list-style-type: none"> a) Does not exceed twice that of the replaced <i>pole</i> at its widest point; or 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; iv. A replacement <i>tower's</i> footprint does not exceed the width of the <i>tower</i> by more than 25 percent; v. There are no additional <i>towers</i>; 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; 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. <p>b. The realignment, relocation or replacement of any other <i>network utility</i>;</p> <ul style="list-style-type: none"> 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; ii. Compliance is achieved with all Network Utilities Standards.
All zones		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with <ul style="list-style-type: none"> i. NU-R3(1); ii. NU-S1; or iii. NU-S2. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 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 bulk, height, location and design of the network utility, 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. Site reinstatement

		<ol style="list-style-type: none"> 5. The duration, timing, and frequency of adverse effects. 6. The effects of non-compliance with any relevant Network Utilities Standards. 7. The location of network utilities, including the need for connections to existing networks and services. 8. Effects on areas of outstanding natural features and landscapes, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.
	All zones	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> b. Compliance is not achieved with <ol style="list-style-type: none"> i. NU-S4; or ii. NU-S5.

NU-R5		Aboveground <i>customer connection lines</i>
	Residential and Commercial Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The connection does not include a new <i>tower</i>; b. The connection does not exceed three additional <i>poles</i>; and c. Compliance is achieved with all Network Utilities Standards.
	All other zones	<p>2. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with all Network Utilities Standards.
	All zones	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> b. Compliance is not achieved with <ol style="list-style-type: none"> i. NU-R5(1); or ii. NU-R5(2) <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The purpose, necessity and location of the aboveground <i>customer connection line</i>. 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. 3. The effects of non-compliance with any relevant Network Utilities Standards.

		<ol style="list-style-type: none"> 4. The location of <i>network utilities</i>, including the need for connections to existing networks and services. 5. Effects on areas of outstanding natural features and landscapes, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.
	All zones	<ol style="list-style-type: none"> 4. Activity status: Non-complying <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with <ol style="list-style-type: none"> i. NU-S4; or ii. NU-S5.

NU-R6		Temporary <i>network utilities</i>
	All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The temporary <i>network utility</i> operates for a maximum of 12 months; b. All temporary <i>network utilities</i> and associated buildings and structures are removed from the site on completion of the works; and c. Compliance is achieved with all Network Utilities Standards
	All zones	<ol style="list-style-type: none"> 2. Activity status: Restricted discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with NU-R6(1). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The <i>functional need</i> and <i>operational need</i> of, and benefits from, the temporary network utility, 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 <i>buildings</i> or <i>structures</i>. 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. 5. The necessity of the temporary <i>network utility</i> 6. The time, duration or frequency of adverse effects

		<p>7. The location of <i>network utilities</i>, including the need for connections to existing networks and services.</p> <p>8. Effects on areas of significant natural features and landscapes, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.</p>
	All zones	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>b. Compliance is not achieved with</p> <p>iii. NU-S4; or</p> <p>iv. NU-S5.</p>

NU-R7		Substations (including switching stations) or energy storage batteries not enclosed by a building
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum building and structure height is:</p> <p>i. 2.5 metres; or</p> <p>ii. Complies with NU-S2.</p> <p>b. The maximum area of the substation or energy storage batteries is:</p> <p>i. 20m² in Residential Zones; or</p> <p>ii. 30m² in all other Zones.</p> <p>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 height in relation to boundary standard for the General Residential Zone</p> <p>d. Compliance is achieved with:</p> <p>iii. NU-S4; and</p> <p>iv. NU-S5.</p>
	All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NU-R7(1).</p> <p>Matters of discretion:</p> <p>1. The <i>functional need</i> and <i>operational need</i> of, and benefits from, the network utility, including the potential impact on the levels of service or health and safety if the work is not undertaken.</p>

		<ol style="list-style-type: none"> 2. The bulk, height, location and design of the <i>network utility</i>, including any associated <i>buildings</i> or <i>structures</i>. 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"> 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. ii. Whether the use of landscaping and/or recessive colours and finishes can assist to mitigate any adverse effects. 4. Whether the works may result in public health and/or safety risks. 5. The effects of non-compliance with any relevant rule or standard. 6. The location of <i>network utilities</i>, including the need for connections to existing networks and services. 7. Effects on areas of outstanding natural features and landscapes, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.
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NU-R8		New <i>network utilities</i> in existing <i>buildings</i>
	All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. NU-S4; and ii. NU-S5.
	All zones	<ol style="list-style-type: none"> 2. Activity status: Non-complying <p>Where:</p> <ol style="list-style-type: none"> b. Compliance is not achieved with <ol style="list-style-type: none"> i. NU-R8(1).

NU-R9		Navigational aids, sensing and environmental monitoring equipment (including air quality and meteorological)
	All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with:

		<ul style="list-style-type: none"> i. NU-S4; and ii. NU-S5.
	All zones	<p>2. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with <ul style="list-style-type: none"> i. NU-R9(1).

NU-R10		Overhead lines and associated support structures (including those that convey electricity below 110kV)
	Rural Zones, General Industrial Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with all Network Utilities Standards.
	Rural Zones, General Industrial Zone	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NU-R10(1) <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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. 2. The effects of non-compliance with any Network Utilities Standards. 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>. 4. The time, duration or frequency of adverse effects 5. The location of <i>network utilities</i>, including the need for connections to existing networks and services. 6. Effects on areas of outstanding natural features and landscapes, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.
	All other zones	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with <ul style="list-style-type: none"> i. NU-S4; and ii. NU-S5.
	All zones	<p>4. Activity status: Non-complying</p>

	<p>Where:</p> <p>a. Compliance is not achieved with NU-R10(3).</p>
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NU-R11		Communications kiosk or minor utility <i>structures</i> and <i>cabinets</i>, including electric vehicle charging stations
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The <i>structure</i> does not exceed:</p> <ol style="list-style-type: none"> i. A <i>height</i> of 3.5 metres and an area of 1.5m²; or ii. A <i>height</i> of 2 metres and an area of 5m²; and <p>b. Compliance is achieved with:</p> <ol style="list-style-type: none"> i. NU-S4; and ii. NU-S5.
	All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NU-R11(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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. 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. 5. The location of <i>network utilities</i>, including the need for connections to existing networks and services. 6. Effects on areas of outstanding natural features and landscapes, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.
	All zones	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with</p> <ol style="list-style-type: none"> i. NU-S4; or ii. NU-S5.

NU-R12	Telecommunications or radiocommunication activities (not otherwise provided for by another rule in this chapter and not regulated the NESTF)
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. All telecommunications <i>poles</i> and <i>antenna</i> (except those located on the road reserve) shall not project above a 45 degree <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); b. A panel <i>antenna</i>: <ul style="list-style-type: none"> i. does not exceed a width of 0.7 metres; and ii. when in a road reserve, fits within an envelope of 3.5 metres in length and 0.7 metres in width; and c. A dish <i>antenna</i> does not exceed a diameter of 1.2 metres; d. Omni directional ‘whip’ or dipole <i>antenna</i> do not exceed: <ul style="list-style-type: none"> i. 1.6 metres in vertical length; ii. 60mm in diameter; and iii. 1.5 metres in horizontal length; e. A headframe does not exceed: <ul style="list-style-type: none"> i. 2.5 metres in diameter in Residential Zones (except when located in a road as provided for by (b)(ii) above); or ii. 6 metres in diameter in all other zones; f. For <i>antenna</i> attached to a <i>building</i>, the <i>antenna</i> does not exceed a height of 5 metres above the point of attachment to the <i>building</i>; g. Other <i>network utility buildings</i> or <i>structures</i> do not exceed a footprint of 6m² or a height of 1.8 metres; and h. Compliance is achieved with all Network Utilities Standards.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NU-R12(1); and b. Compliance is achieved with NU-S4 and NU-S5. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The <i>functional need</i> and <i>operational need</i> of, and benefits from, the temporary <i>network utility</i>, including the potential

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

NU-R13		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)
	All zones	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. For panel <i>antenna</i>: a width of 0.8 metres is not exceeded; b. For dish <i>antenna</i> located in the road reserve: the <i>antenna</i> does not exceed a diameter of: <ol style="list-style-type: none"> i. 0.6 metres in a residential zone; or ii. 0.9 metres in all other zones; c. For dish <i>antenna</i> not located in the road reserve: the <i>antenna</i> does not exceed a diameter of: <ol style="list-style-type: none"> i. 0.6 metres in a residential zone; or ii. 2 metres in all other zones; and d. Compliance is achieved with the <i>structure height</i> standards in NU-S1.

	<p>Matters of control:</p> <ol style="list-style-type: none"> 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. 2. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated. 3. The location of <i>network utilities</i>, including the need for connections to existing networks and services.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with NU-R13(1). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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. 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>. 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. 5. The location of <i>network utilities</i>, including the need for connections to existing networks and services. 6. Effects on areas of outstanding natural features and landscapes, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.

NU-R14	<i>Antenna attached to a building (regulated by the NESTF that do not meet the permitted standards in Regulation 37 of the NESTF)</i>
All zones	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. A new panel <i>antenna</i> does not exceed a maximum face area of 2m²;

	<p>b. For <i>antenna</i> attached to a <i>building</i>, provided the <i>antenna</i> does not exceed a <i>height</i> of 5 metres above the point of attachment to the <i>building</i>.</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 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. 2. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated. 3. The location of <i>network utilities</i>, including the need for connections to existing networks and services.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NU-R14(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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. 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>. 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. 5. The location of <i>network utilities</i>, including the need for connections to existing networks and services. 6. Effects on areas of outstanding natural features and landscapes, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.

NU-R15	Telecommunications <i>cabinets</i> (regulated by the NESTF that do not meet the permitted standards in Regulations 20, 21 or 22 of the NESTF)
All zones	<p>1. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. A telecommunications <i>cabinet</i> does not exceed a footprint of 2.5m² or a height of 2 metres; or b. A group of telecommunications <i>cabinets</i> do not exceed a footprint of 3m². <p>Matters of control:</p> <ul style="list-style-type: none"> 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. 2. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated. 3. The location of <i>network utilities</i>, including the need for connections to existing networks and services.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NU-R15(1). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 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. 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>. 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. 5. The location of <i>network utilities</i>, including the need for connections to existing networks and services.

	6. Effects on areas of outstanding natural features and landscapes, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.
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NU-R16	Aboveground <i>network utilities</i> (including <i>network utility buildings</i> and enclosed substations) not provided for by another rule in this chapter
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 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 10 metres, whichever is greater; b. The <i>building</i> does not exceed a footprint of 20m²; c. The <i>building</i> is set back three metres from any site boundary in any Residential Zone; and d. Compliance is achieved with all Network Utilities Standards.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NU-R16(1); and b. Compliance is achieved with NU-S4 and NU-S5. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 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. 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>. 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. 5. Whether the works may result in public health and/or safety risks. 6. The location of <i>network utilities</i>, including the need for connections to existing networks and services.

		7. Effects on areas of outstanding natural features and landscapes, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.
	All zones	3. Activity status: Non-complying Where: a. Compliance is not achieved with i. NU-S4; or ii. NU-S5.

NU-R17	Aboveground electricity lines and associated support structures (including <i>poles</i> and <i>towers</i>) that convey electricity of 110kV or above	
	All zones	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is achieved with</p> <p>i. NU-S4; and</p> <p>ii. NU-S5.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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. 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>. 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 extent to which the <i>network utility</i> may adversely impact on existing land uses. 5. Compliance with recognised standards or guidelines for the potential adverse effects of noise, vibration, radiofrequency fields and electric and magnetic fields; 6. The extent to which adverse effects have been addressed through site, route or method selection; 7. The necessity of the <i>network utility</i>; 8. Whether the works may result in public health and/or safety risks.

		9. Effects on areas of significant natural features and landscapes, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.
	All zones	2. Activity status: Non-complying Where: a. Compliance is not achieved with NU-R17(1).

NU-R18		Aboveground pipelines and ancillary structures for the conveyance, treatment, storage or retention/detention of water, wastewater or stormwater
	All zones	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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 levels of service or health and safety if the work is not undertaken. 2. Whether the works may result in public health and/or safety risks. 3. The extent to which the <i>network utility</i> may adversely impact on existing land uses. 4. The extent, nature and effects of earthworks and vegetation clearance and any related adverse ecological effects. 5. Control of erosion and sediment, including effects on drainage, flooding and overland flow paths. 6. Site reinstatement and replanting. 7. The location of <i>network utilities</i>, including the need for connections to existing networks and services. 8. Effects on areas of outstanding natural features and landforms, waterbodies, indigenous vegetation, historic heritage and sites and areas of significance to Māori.

NU-R19		Water reservoirs and wastewater treatment plants
	All zones	1. Activity status: Discretionary

National Grid Yard Rules

NU-R20	<i>Buildings, structures and activities in the National Grid Yard</i>
<p>All zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity is not a <i>sensitive activity</i>. 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"> i. for a <i>network utility</i>; or ii. a fence not exceeding 2.5m in height above <i>ground level</i>; or iii. a non-<i>habitable building</i> or <i>structure</i> 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 iv. <i>building alterations</i> or <i>additions</i> to an existing <i>building</i> or <i>structure</i> that do not increase the <i>height</i> above <i>ground level</i> or footprint of the <i>building</i> or <i>structure</i>; or c. A <i>building</i> or <i>structure</i> provided for by (b)(i) to (iv) must: <ul style="list-style-type: none"> 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; ii. Not permanently obstruct vehicle access to a <i>National Grid</i> support structure; 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"> - a fence not exceeding 2.5m height above <i>ground level</i> that is located at least 6 metres from the outer visible edge of a foundation of a <i>National Grid</i> support structure; or - an artificial crop protection structure or crop support structure not exceeding 2.5 metres in height and located at least 8 metres from a <i>National Grid</i> transmission line <i>pole</i> that is removable or temporary to allow a clear working space of 12 metres 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.
<p>All zones</p>	<p>2. Activity status: Non-complying</p>

	<p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> i. NU-R20(1); or ii. NU-R20(2). <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 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.</p>
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NU-R21	<i>Land disturbance in the National Grid Yard</i>
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The <i>land disturbance</i> is no deeper than 300mm within 6 metres of the outer edge of a foundation of a <i>National Grid</i> transmission line <i>tower</i> or <i>pole</i>. b. The <i>land disturbance</i> is no deeper than 3 metres between 6 metres and 12 metres from the outer visible edge of a foundation of a 110kV or a 220kV <i>National Grid</i> transmission line <i>tower</i> or <i>pole</i>. c. The <i>land disturbance</i> does not compromise the stability of a <i>National Grid</i> transmission line <i>tower</i> or <i>pole</i>. d. The <i>land disturbance</i> 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). e. The <i>land disturbance</i> does not result in existing vehicular access to a <i>National Grid</i> support structure being permanently obstructed. f. Clauses (a)-(e) do not apply to the following: <ul style="list-style-type: none"> i. <i>Land disturbance</i> undertaken as part of agricultural, horticultural or domestic cultivation, or repair or resealing of a road, footpath, driveway or farm track. 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 <i>National Grid</i> transmission line pole or stay wire. iii. Earthworks that otherwise meets the requirements of clause 2.4.1 of the New Zealand Code of Practice for Electrical Safe Distances (NZECP34:2001).

All zones	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with NU-R21(1).</p> <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>
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Standards

NU-S1	Maximum <i>structure height</i> (<i>poles, towers and telecommunications poles</i> including combined height of <i>pole and antenna</i>)
Residential Zones	<p>For <i>towers and 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> <p>1. Omni directional 'whip', GPS or dipole <i>antenna</i> that complies with dimensions in NU-R12(d) are excluded from the 'combined <i>height</i>' (i.e. only the pole needs to comply with the maximum <i>structure height</i>)</p> <p>Lightning rods are exempt from maximum <i>height</i> standard.</p>
Commercial Zones	<p>For towers and poles: 20m</p> <p>For telecommunications poles: 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> <p>1. Omni directional 'whip', GPS or dipole <i>antenna</i> that complies with dimensions in NU-R12(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>)</p> <p>Lightning rods are exempt from maximum <i>height</i> standard.</p>
Rural Zones, Open Space Zones,	<p>25 metres, or 30 metres where there are two or more users of the same <i>pole</i>.</p>

General Industrial Zone, Special Purpose Zones	
NU-S2	Structure height
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.
NU-S3	Parking and access requirements
All Zones	<p>Where a <i>network utility</i> is permanently staffed:</p> <ol style="list-style-type: none"> 1. A minimum of 1 car park per full time equivalent must be provided (for sites in Carterton or South Wairarapa Districts only); 2. Any new carparks must meet the requirements for on-site vehicle parking spaces in TR-S16 to TR-S22; and <p>Any new vehicle access point must meet the requirements of TR-S6 to TR-S11.</p>
NU-S4	Radio frequency fields
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
NU-S5	Electric and magnetic fields
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).
NU-S6	Light
All Zones	Activities must meet the light standards in LIGHT.
NU-S7	Noise
All Zones	Activities must meet the noise standards in NOISE.

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 main transport infrastructure comprises the road transport network, including state highways, roads, pedestrian and cycle networks, public transport facilities, the rail network, and the Hood Aerodrome.

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 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.

Objectives

TR-O1	Well connected, integrated, safe and accessible transport network
<p>The transport network is a well-connected, integrated, safe and accessible system that:</p> <ul style="list-style-type: none">a. Meets and is responsive to current and future needs;b. Is efficient and effective in transporting people, goods and services by all transport modes;c. Supports healthy and liveable communities with mode share that is accessible;d. Integrates with subdivision, land use, and development; ande. Supports transport mode options to increase the use of public transport, walking and cycling and reduces dependency on private motor vehicles where that is, or can be made, safe.	

TR-O2	Adverse effects of the transport network
Adverse effects from the construction, operation, maintenance and development of the transport network are avoided, remedied or mitigated.	
TR-O3	Effects of activities on the transport network
The safe and efficient operation of the transport network is not compromised or constrained by incompatible land use, subdivision and development, including High Traffic Generating Activities.	

Policies

General	
TR-P1	Multi-modal transport system
Require land use, subdivision and development to support a multi-modal transport system, addressing the needs of all users, including pedestrians, cyclists, public transport, freight vehicles and private passenger vehicles.	
TR-P2	Promote good design outcomes
<p>Require land use, subdivision and development to provide a transport network and/or links to existing transport networks that are planned, designed, constructed and managed in a way that:</p> <ul style="list-style-type: none"> a. Is cognisant of future development and strategic directions; b. Is consistent with good roading and access design; c. Is consistent with good urban design, including connectivity, decreasing travel distances and linking to existing transport networks; d. Maximises opportunities for walking, cycling and public transport; and e. Considers and responds to safety and accessibility, including Crime Prevention Through Environmental Design (CPTED) principles. 	
TR-P3	Role of transport corridors
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.	

TR-P4	Effects of land use, subdivision and development on transport corridors
Establish rules and standards on land use, subdivision and development to avoid, remedy or mitigate any effects on the safe and efficient functioning and operation of the transport network, including loading, parking, manoeuvring and vehicle, pedestrian, and cycle access.	
TR-P5	Transport network connections
Establish rules and standards that development (new or changes to existing lawfully established activities) must achieve when connecting to road, cycling, pedestrian and public transport corridors. Where the rules and standards are not met, development must avoid, remedy or mitigate any adverse effects on the safe and efficient functioning of the transport network and provide a safe, suitable, legal, and practicable access to and from a transport corridor.	
TR-P6	Managing effects of the transport network
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 adjoining activities.	
Rail	
TR-P7	Rail corridor safety
Provide safe visibility and appropriate infrastructure at road/rail level crossings.	
Hood Aerodrome	
TR-P8	Protection of Hood Aerodrome
Protect the operation of Hood Aerodrome and other key air transport facilities from the potential adverse effects created by the proximity of nearby sensitive land use activities.	
TR-P9	Effects of Hood Aerodrome
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 adjoining activities.	
Wairarapa Five Towns Trail Network	
TR-P10	Wairarapa Five Towns Trail Network
Enable the establishment and operation of the Wairarapa Five Towns Trail Network.	

Rules

Note:

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.

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.

TR-R1		Construction, alteration, maintenance and repair of roads, accessways, vehicle crossings, parking and loading areas
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with TR-S1 - TR-S29; and b. There is no new vehicle crossing onto, or road intersection with, a State Highway.
	All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with TR-S1 - TR-29; or b. A new vehicle crossing or road intersection is onto a State Highway. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters of discretion listed against those standards for which compliance is not achieved; 2. The construction, use, location, design and number of vehicle crossings or intersections; 3. Sightlines; 4. The ability to obtain alternative access; 5. The safe, efficient and effective operation of the State Highway. <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</p>

	<p>Crossing Place approval from Waka Kotahi NZ Transport Agency under the Government Rounding Powers Act 1989.</p> <p>Note 2: If a resource consent application is made under this rule, 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>
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TR-R2	Construction of roads, vehicle crossings and accessways in close proximity to a railway
All zones	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. It is proposed to create a road, vehicle crossing or an accessway over or under the railway; or b. It is proposed to create a vehicle crossing or an accessway or intersection within 30 metres of a road/rail level crossing. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The use, location, design and number of vehicle crossings or accessways. 2. The ability to obtain alternative access. 3. The safe, efficient and effective operation of the road and railway. <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>

TR-R3	High Traffic Generating Activities
All zones	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Any activity generates an average daily traffic volume or peak hour traffic volume that exceeds the thresholds in Standard TR-S30. <p>For all activities where TR-R3(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-S30 Table TR-18.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The safe, efficient and effective operation of the transport network 2. Site access 3. Accessibility for pedestrians, cycle facilities, public transport 4. Strategic frameworks 5. Mitigation of effects through Travel Demand Management <p>Note:</p> <ol style="list-style-type: none"> 1. 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. 2. Activities that do not exceed the thresholds in Standard TR-S30 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.
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TR-R4		Buildings, structures, masts or trees in Aerodrome Obstacle Limitation Surface
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Any building, structure, mast or tree does not penetrate the Aerodrome Obstacle Limitation Surfaces 1:50 approach slopes, the transitional slopes or the horizontal surface.
	All zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with TR-R4(1).

TR-R5		Any activity not otherwise listed in this chapter
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with TR-S1 - TR-S29</p>
	All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with TR-S1 - TR-S29</p> <p>Matters of discretion:</p> <p>1. The matters of discretion listed against those standards for which compliance is not achieved.</p>

Standards

Road design		
TR-S1	Road design	
All zones	<p>1. Any accessway to a site or sites with potential to accommodate more than 10 residential units shall be formed in accordance with the Council Engineering Standards for Roads and vested with Council.</p> <p>2. Any shared accessway shall have legally enforceable arrangements for maintenance of the access at the time it is created.</p>	<p>Matters of discretion:</p> <p>1. Design of the access or road</p> <p>2. On-going maintenance of the access</p>
TR-S2	Minimum road intersection separation distances	
All Zones	<p>1. The minimum separation between road intersections shall comply with Table TR-1</p>	<p>Matters of discretion:</p> <p>1. Effects on the safe operation of the road network</p>

Table TR-1 Minimum intersection separation distances		
	Posted Speed Limit (km/h)	Minimum intersection separation (m)
	100	450
	80	320
	60	220
	50	100
	40	75
	30 or less	60
Lighting		
TR-S3	Lighting for parking and loading areas	
All zones	<p>1. Lighting shall be provided during the hours of darkness for all:</p> <ul style="list-style-type: none"> a. Non-residential parking areas used in the hours of darkness; b. Residential parking areas with more than 6 spaces; and c. Loading areas used in the hours of darkness. <p>Note. Refer to Light Chapter for standards relating to lighting.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Pedestrian and road safety 2. Lighting level 3. Uniformity of lighting 4. Light spill 5. Hours of operation
TR-S4	Street lighting	
All Zones except General Rural Zone and Rural Lifestyle Zone	<p>1. All public roads serving 3 or more residential allotments 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"> 1. Road safety 2. Lighting level 3. Uniformity of lighting 4. Light spill

Access																			
TR-S5	Site access																		
All Zones	1. All sites and activities shall have safe, suitable, legal, and practicable access to and from a road.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The safety and suitability of the access for the activity 2. Effects on the safety and efficiency of the transport network 																	
TR-S6	Vehicle crossing design																		
All Zones	<p>Vehicle crossings shall comply with the following:</p> <ol style="list-style-type: none"> 1. Table TR-2: Maximum number of vehicle crossings per site road frontage 2. Table TR-3: Minimum and maximum widths of vehicle crossings and accessways 3. Table TR-4: Minimum sight distance requirements; 4. Table TR-5: Minimum separation between vehicle crossings and from intersections 5. Figure TR-3: Minimum separation distance for a new vehicle crossing from a pedestrian or cycle crossing facility 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects on the safety and efficiency of the road transport network resulting from the nature, use, location, design and construction of the vehicle crossing. 																	
<p>Table TR-2 Maximum number of vehicle crossings per site road frontage</p> <table> <tr> <th rowspan="2">Frontage length (m)</th><th colspan="2">Road frontage type</th></tr> <tr> <th>National Highway, Transit Corridor</th><th>All other roads</th></tr> <tr> <td>0 - 16</td><td>1</td><td>1</td></tr> <tr> <td>> 16 - 60</td><td>1</td><td>2</td></tr> <tr> <td>> 60 - 200</td><td>1</td><td>2</td></tr> <tr> <td>> 200</td><td>2</td><td>3</td></tr> </table>			Frontage length (m)	Road frontage type		National Highway, Transit Corridor	All other roads	0 - 16	1	1	> 16 - 60	1	2	> 60 - 200	1	2	> 200	2	3
Frontage length (m)	Road frontage type																		
	National Highway, Transit Corridor	All other roads																	
0 - 16	1	1																	
> 16 - 60	1	2																	
> 60 - 200	1	2																	
> 200	2	3																	

Table TR-3 Minimum and maximum widths of vehicle crossings and accessways

Activity	Number of spaces or residential units	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
All other activities	1-15	8.0	5.5	9.0
All activities	> 15	8.0	6.0	10.0

Notes:

* Passing bays are required when the length of the accessway exceeds 25m

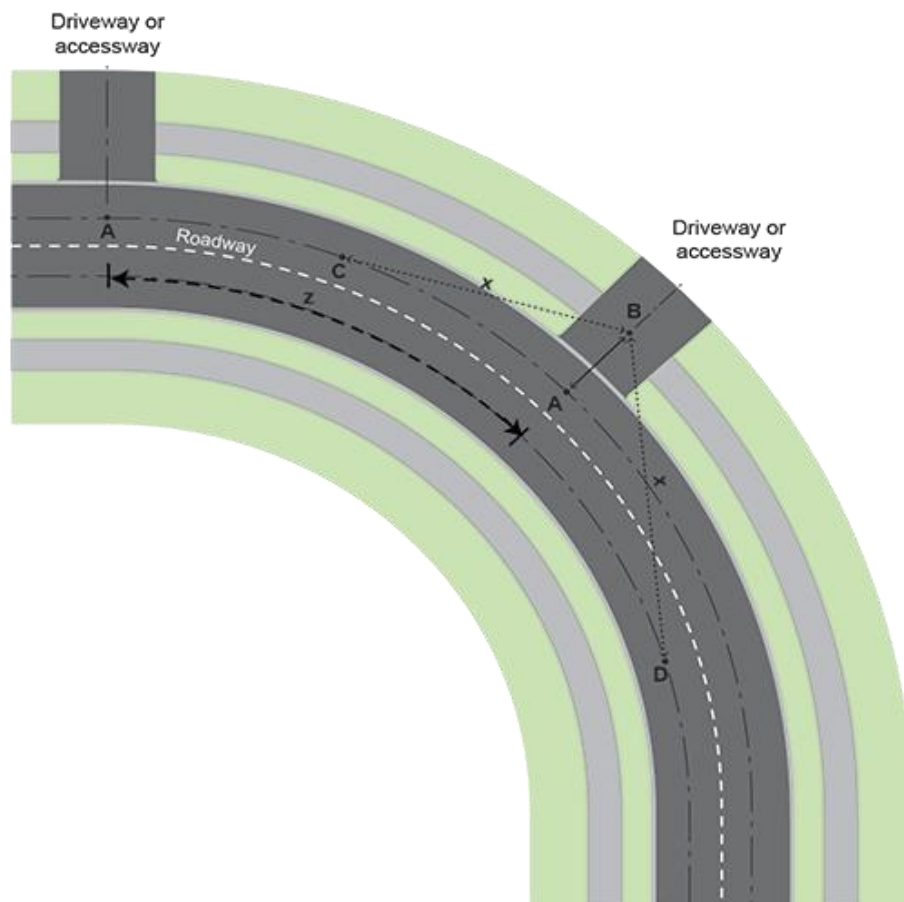
Table TR-4 Minimum sight distance requirements

Posted speed limit (km/h)	Urban roads	Rural roads
30 or less	50 m	
40	70 m	
50	100 m	
60	125 m	
60		160 m
70		190 m
80		225 m
100		300 m

Notes:

Sight distance measured in accordance with Figure TR-1

Figure TR-1 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-5 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	20 m	9 m
60	30 m	20 m
70	60 m	40 m
80	90 m	100 m
100	200 m	200 m

Notes:

Minimum separation distance shall be measured in accordance with Figure TR-2

Figure TR-2 Minimum separation of vehicle crossing from intersection

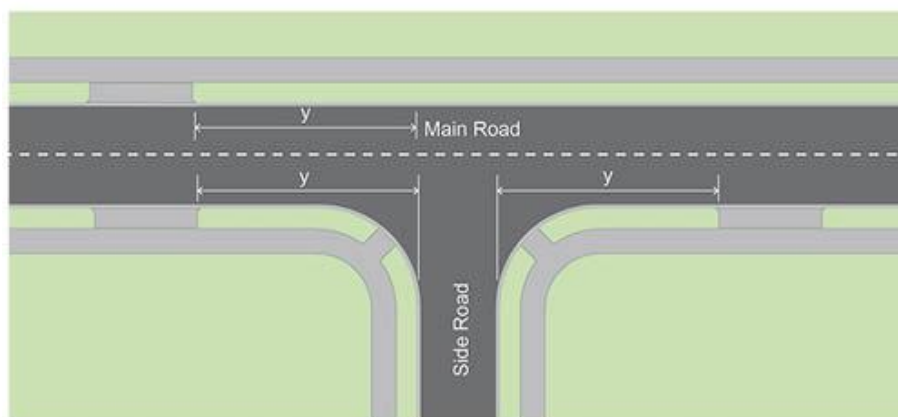
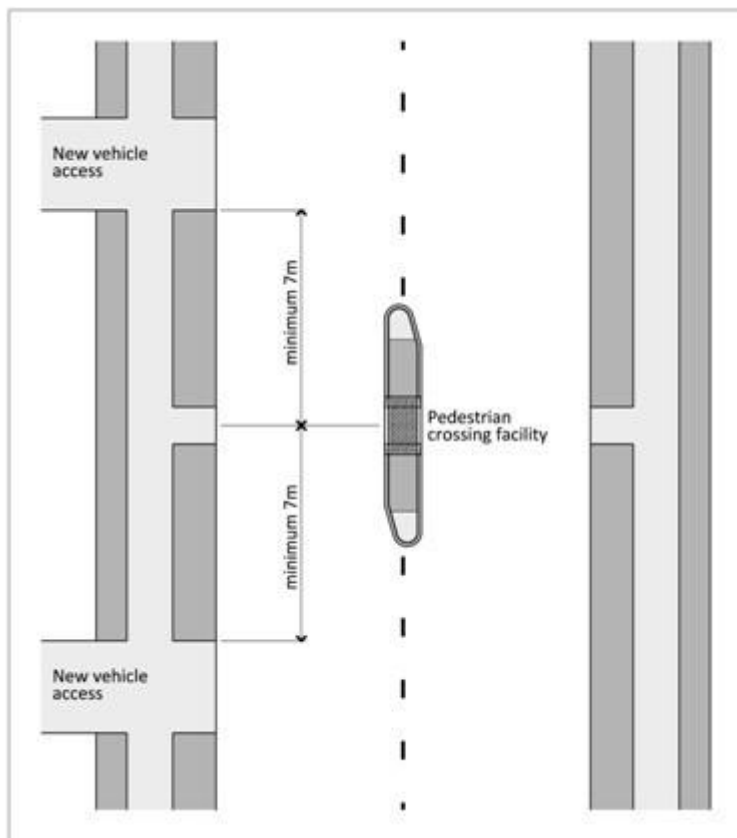


Figure TR-3 Minimum separation distance for a new vehicle crossing from a pedestrian or cycle crossing facility



TR-S7

Visibility splays

All Zones

1. Vehicle accessways shall provide a visibility splay that complies with Table TR-6.

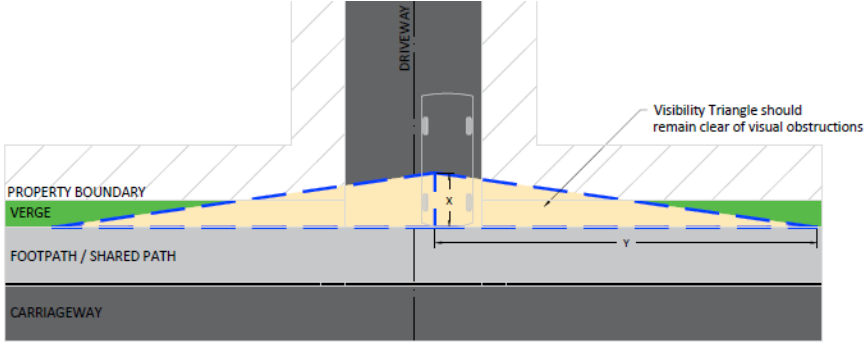
Matters of discretion:

1. Effects on the safety of pedestrians and cyclists.

Table TR-6 Visibility splay design parameters

Path Type	Path User Speed (km/h)	X (m)	Y (m)
Footpaths	5	51	3
	10	51	7
Shared Paths	15	5	12
	20	5	18
Cycle Path	25	5	26

Notes:

	<p>This value can be reduced to 2.5m at domestic driveways.</p> <p>Figure TR-4 Visibility splays</p>  <p>Notes</p> <p>X = safe stopping distance for a vehicle prior to encroaching the path (measured from the path user location towards the property;</p> <p>allows drivers to see path users in time to stop before reaching the path.</p> <p>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).</p>	
TR-S8	Vehicle crossing formation	
All zones except Rural Zones	1. All vehicle crossing points shall be formed, sealed and drained in accordance with the requirements for vehicle crossings and surfacing in Council's Engineering Standards	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Width of access formation 2. Drainage design 3. Level of compliance with Council's Development Standard
Rural Zones	2. Any vehicle crossing to a sealed road shall be formed, sealed and drained for a minimum distance of 30m from the road boundary.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Width of access formation 2. Drainage design 3. Level of compliance with Council's Development Standard
All zones	3. All vehicle crossings 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 Standards.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects on drainage

TR-S9	Vehicle crossing alignment									
All zones	<div>1. All vehicle crossing points shall be designed so that:<div><div>a. The crossing centreline intersects with the property boundary at angle of between 45 and 90 degrees; and,</div><div>b. The crossing centreline intersects with the carriageway at an angle of 90 degrees plus or minus 15 degrees.</div></div></div> <div>2. All crossings to a state highway shall be sealed from the edge of the carriageway for a minimum distance of 30m.</div>	<div>Matters of discretion:</div> <div><div>1. Effects on access alignment on road safety or sight distances</div></div>								
TR-S10	Rural accessway design									
Rural Zones	<div>1. Any accessway with an average daily volume of vehicle movements of less than 100 shall be formed in accordance with the requirements of Table TR-7.</div> <div>2. Any accessway with an average daily volume of vehicle movements of 100 or more shall be formed as a road intersection.</div>	<div>Matters of discretion:</div> <div><div>1. Effects on the safety of the accessway and the adjoining transport network.</div><div>2. Ability to accommodate the largest size of vehicle anticipated to use the access.</div><div>3. Effects on the ability to provide adequate emergency vehicle access to the property/properties.</div></div>								
<div>Table TR-7 Rural accessway design</div> <table><tr><th>Average volume of vehicle movements using access per day</th><th>Access design standard</th></tr><tr><td><= 30</td><td>Figure TR-5</td></tr><tr><td>31 – 100</td><td>Figure TR-6</td></tr><tr><td>> 100</td><td>Design as intersection</td></tr></table>			Average volume of vehicle movements using access per day	Access design standard	<= 30	Figure TR-5	31 – 100	Figure TR-6	> 100	Design as intersection
Average volume of vehicle movements using access per day	Access design standard									
<= 30	Figure TR-5									
31 – 100	Figure TR-6									
> 100	Design as intersection									

Figure TR-5 Low volume accessway

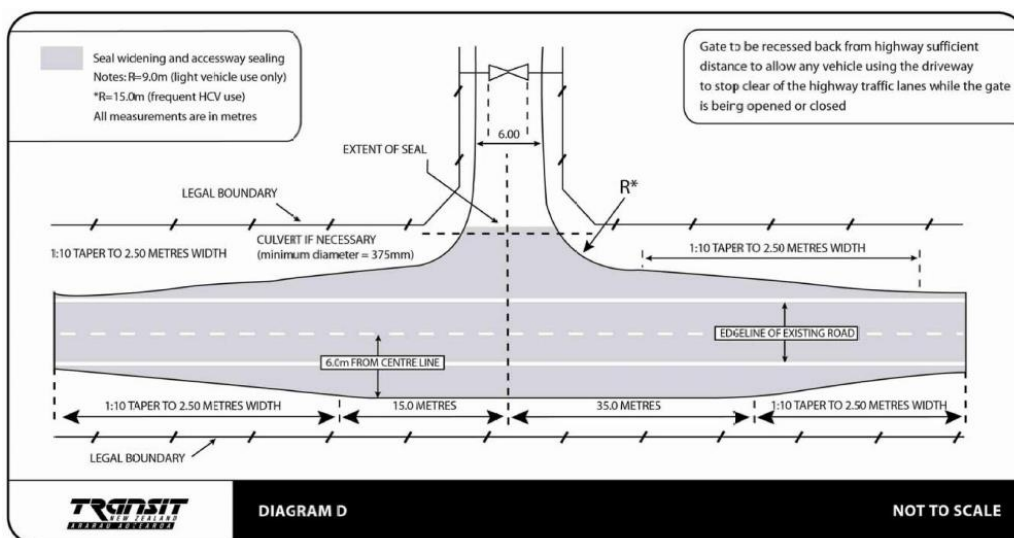
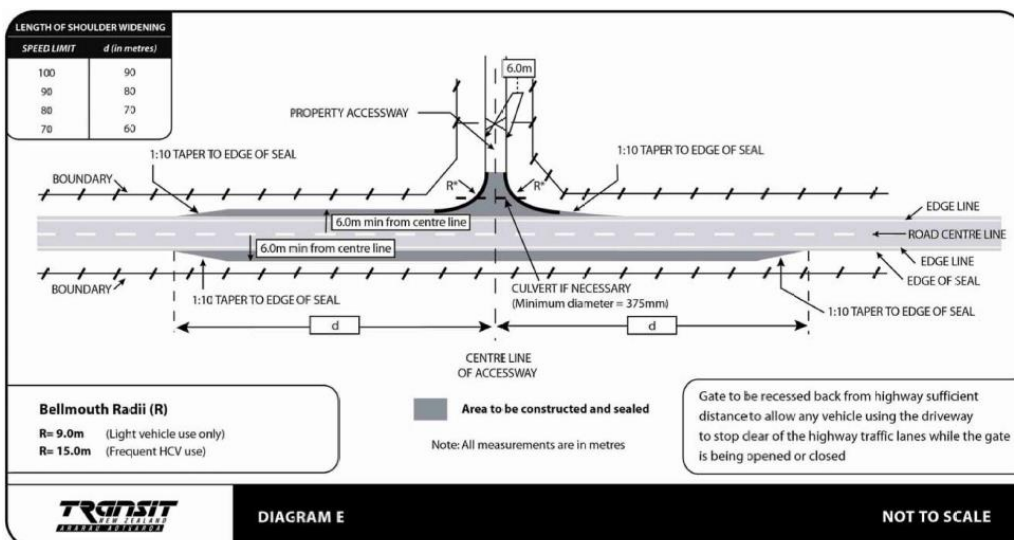


Figure TR-6 Moderate volume accessway



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; and

Matters of discretion:

1. Effects on the efficiency of land-use, safety and maintenance of the accessway and of the adjoining transport network.
2. Effects on congestion resulting from any inability of cars or certain types of cars to readily use the accessway.

	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 3. Effects on the ability to provide adequate emergency vehicle access to the property/properties.
TR-S12	Turning and passing	
All Zones	<ul style="list-style-type: none"> 1. A turning area suitable for a medium sized rigid truck shall be provided on any accessway that: <ul style="list-style-type: none"> a. Provides access to 3 or more lots; or b. Is longer than 50m. 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. 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Effects on the safety of the accessway and adjoining road network associated with reversing vehicles. 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. 4. Distances between passing opportunities. 5. Location of passing opportunities.
TR-S13	Stormwater management	
All Zones except Rural Zones	<ul style="list-style-type: none"> 1. Accessways shall include stormwater control in accordance with Council Engineering Standards for Roads. 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Effects on stormwater flows and management
Rural Zones	<ul style="list-style-type: none"> 1. Where an accessway is less than or equal to 40m from a residential unit, it shall be formed and sealed with stormwater control. 2. Where an accessway is greater than 40m from a residential unit it shall be: 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Effects on stormwater flows and management

	<ul style="list-style-type: none"> a. formed to an all weather standard with stormwater control when the gradient is less than 1:10; or b. formed and sealed with stormwater control where the gradient is greater than 1:10. 	
TR-S14	Firefighting access	
All Zones	<ol style="list-style-type: none"> 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 75m when connected to a road that has a fully reticulated water supply system including hydrants, shall: <ul style="list-style-type: none"> a. Be designed to achieve the vehicle crossing design and formation standards in TR-S6 and the access design in TR-S5; and b. Have a minimum formed width of 4m; and c. Have a minimum height clearance of 4m; and; d. A turning area suitable for a fire truck; and e. Be designed to be free of obstacles that could hinder access for emergency service vehicles. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The safe and efficient functioning of the vehicle access for firefighting access; and 2. Need for onsite access for appliances; 3. Design of turning areas; 4. Site and topographical constraints.
Accessibility		
TR-S15	Accessible routes	
All Zones	<ol style="list-style-type: none"> 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. 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>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Proximity to the accessible entrance 2. Any building or site constraints 3. Access gradients 4. Access widths 5. Access surfacing <p>NOTE: Desirable minimum design standards are set out in</p>

		NZS4121:2001 Design for Access and Mobility
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>1. 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-8 below.</p> <p>2. 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-8 below.</p> <p>3. Vehicle parking bays shall be provided for activities in accordance with Table TR-8. 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>4. 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>1. 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>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The safe, resilient, efficient and effective functioning of the transport network; and 2. The parking needs of the activity; 3. The safety and movement of pedestrians, cyclists, public transport and general traffic. 4. Accessibility of the site by active transport and public transport; 5. Public health and safety; 6. The safety and usability of the parking bays; and 7. Site limitations, configuration of buildings and activities. 8. The complementary nature of parking demands on sites serving multiple activities.

	2. The area of required spaces, access drives, or aisles provided within a building shall be excluded from the gross floor area (GFA) of the building.																													
	Table TR-8 Minimum number of parking bays																													
	<table><tr><th>Activity</th><th>Parking bays required</th></tr><tr><td>Visitor accommodation (excluding Residential Visitor Accommodation)</td><td>1 per accommodation unit, room or campsite, plus 1 per 2 employees</td></tr><tr><td>Childcare centre</td><td>1 per employee, plus 1 per 10 persons to be accommodated in the centre</td></tr><tr><td>Commercial activities (including, but not limited to retail , supermarkets and offices)</td><td>1 per 45m² GFA, plus 1 per 100m² outdoor display area</td></tr><tr><td>Educational facilities (primary and secondary)</td><td>1 per employee</td></tr><tr><td>Educational facilities (tertiary)</td><td>1 per employee plus 1 per 10 students</td></tr><tr><td>Emergency service facilities</td><td>1 per 100m² GFA, plus 1 per on duty staff member (excluding volunteers)</td></tr><tr><td>Entertainment facility</td><td>1 per 3 persons the facility is designed to accommodate</td></tr><tr><td>Healthcare activities</td><td>4 per practitioner</td></tr><tr><td>Hospital</td><td>1 per bed the facility is designed to accommodate, plus 1 per 2 staff members on site</td></tr><tr><td>Industrial Activities</td><td>1 per 50m² GFA</td></tr><tr><td>Place of Assembly</td><td>1 per 4 persons the place is designed to accommodate</td></tr><tr><td>Residential Activities</td><td>1 per residential unit</td></tr><tr><td>Restaurant</td><td>1 per 4 persons the facility is designed to accommodate</td></tr></table>	Activity	Parking bays required	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 offices)	1 per 45m ² GFA, plus 1 per 100m ² outdoor display area	Educational facilities (primary and secondary)	1 per employee	Educational facilities (tertiary)	1 per employee plus 1 per 10 students	Emergency service facilities	1 per 100m ² GFA, plus 1 per on duty staff member (excluding volunteers)	Entertainment facility	1 per 3 persons the facility is designed to accommodate	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 ² GFA	Place of Assembly	1 per 4 persons the place is designed to accommodate	Residential Activities	1 per residential unit	Restaurant	1 per 4 persons the facility is designed to accommodate	
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Place of Assembly	1 per 4 persons the place is designed to accommodate																													
Residential Activities	1 per residential unit																													
Restaurant	1 per 4 persons the facility is designed to accommodate																													

	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)
	Tavern	1 per 10m ² GFA
	<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 Zone is being used by a permitted activity the requirements outlined above do not need to be met. For the purposes of the above parking requirements the following definitions shall apply:</p> <p>For the purposes of the above parking requirements the following definitions apply:</p> <p>Office – (parking requirement) an activity including associated buildings or part of a building where people are engaged in a profession, business or administrative activity and includes but is not restricted to financial, law or accountancy firms, valuers, banks, architects, engineers and real estate agents.</p> <p>Outdoor display area – (parking requirement) an outdoor space provided for the display of retail goods or services for purchase and excludes parking, landscaping or other similar required areas.</p> <p>Place of Assembly – any facility and associated land and buildings for the general assembly of people engaged in deliberation, education, worship or entertainment and includes, but is not exclusive to indoor recreation facilities, theatre, marae, cinemas, halls, conference facilities, churches and education facilities.</p> <p>Restaurant – a premises for the preparation, sale and consumption of food and drink, including cafes</p> <p>Tavern – any premises used or intended to be used principally for the provision of liquor and other refreshment to the public; and which is licensed as such under the Sale of Liquor Act 1989.</p>	
TR-S17	Accessible parking	
All Zones	<ol style="list-style-type: none"> Where on-site parking is provided, the minimum number of accessible parking bays shall be provided in accordance with Table TR-9 Where parking is not otherwise provided, all activities with a combined GFA greater than 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The parking demands of the activity; The complementary nature of parking demands on sites serving multiple activities;

	2,000 m ² shall provide mobility parking bays, even if no other parking bays are provided. If no other car parking bays are provided, the amount of mobility parking bays required shall be calculated by determining how many mobility parking bays would be required if one standard parking bay per 100 m ² GFA were provided.	<div>3. The safety and movement of pedestrians, cyclists, public transport and general traffic;</div> <div>4. Accessibility of the site by active transport and public transport.</div> <div>5. The safety and usability of the parking bays; and</div> <div>6. Site limitations, configuration of buildings and activities.</div>																							
	Table TR-9 Minimum number of accessible parking bays <table><tr><th>Total number of parking bays</th><th>Number of accessible bays</th></tr><tr><td><20</td><td>1</td></tr><tr><td>20-50</td><td>2</td></tr><tr><td>For every additional 50 car parks or part thereof</td><td>1</td></tr></table>		Total number of parking bays	Number of accessible bays	<20	1	20-50	2	For every additional 50 car parks or part thereof	1															
Total number of parking bays	Number of accessible bays																								
<20	1																								
20-50	2																								
For every additional 50 car parks or part thereof	1																								
TR-S18	Vehicle parking bay dimensions																								
All Zones	All parking bays shall have dimensions that meet the minimum requirements of Table TR-10.	<div>Matters of discretion:</div> <div><div>1. Adequacy of manoeuvring space for all vehicles anticipated to use the site</div><div>2. Number of reverse manoeuvres required to enter or depart from a parking bay</div></div>																							
	Table TR-10 Minimum parking bay dimensions <table><tr><th>User Type</th><th>Parking angle (degrees)</th><th>Stall width (m)⁴</th><th>Stall depth (m)⁵</th><th>Aisle width (m)</th></tr><tr><td>All users</td><td>Parallel</td><td>2.2</td><td>5.4 unobstructed 6.1 obstructed</td><td>3.5 one-way 6.5 two way</td></tr><tr><td rowspan="3">Long term parking¹</td><td>30</td><td>2.5</td><td>4.9</td><td>3.0</td></tr><tr><td>45</td><td>2.5</td><td>5.6</td><td>3.9</td></tr><tr><td>60</td><td>2.5</td><td>5.9</td><td>4.9</td></tr></table>		User Type	Parking angle (degrees)	Stall width (m) ⁴	Stall depth (m) ⁵	Aisle width (m)	All users	Parallel	2.2	5.4 unobstructed 6.1 obstructed	3.5 one-way 6.5 two way	Long term parking ¹	30	2.5	4.9	3.0	45	2.5	5.6	3.9	60	2.5	5.9	4.9
User Type	Parking angle (degrees)	Stall width (m) ⁴	Stall depth (m) ⁵	Aisle width (m)																					
All users	Parallel	2.2	5.4 unobstructed 6.1 obstructed	3.5 one-way 6.5 two way																					
Long term parking ¹	30	2.5	4.9	3.0																					
	45	2.5	5.6	3.9																					
	60	2.5	5.9	4.9																					

		90	2.5	5.4	6.2	
	Medium term parking ²	30	2.6	5.0	3.0	
		45	2.6	5.6	3.7	
		60	2.6	6.0	4.6	
		90	2.6	5.4	5.8	
	Short term parking ³	30	2.7	5.0	3.0	
		45	2.7	5.7	3.5	
		60	2.7	6.0	4.3	
		90	2.7	5.4	6.2	
	Accessible parking	30	3.6	5.8	3.0	
		45	3.6	6.4	3.5	
		60	3.6	6.5	4.3	
		90	3.6	5.4	6.2	
	<p>Notes:</p> <ol style="list-style-type: none"> 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. 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 parking bay, path or landscaping. 6. Parking bays (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. 					

TR-S19	Blind aisles	
All Zones	<p>1. Blind aisles shall be extended by a minimum of 1 metre beyond the last parking bay and the last parking bay widened by 300 mm 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"> 1. Building constraints such as walls or columns.
TR-S20	Parking bay gradients	
All Zones	<p>1. The maximum gradient within a standard parking bay, including motorcycle parking shall be as follows:</p> <ol style="list-style-type: none"> f. 1 in 20 measured parallel to the angle of parking; g. 1 in 16 measured in any other direction. <p>2. The maximum gradient within any accessible parking bay shall be 1 in 40 in any direction.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Topographic constraints.
TR-S21	Parking bay construction and formation	
All Zones	<p>1. For sites with fewer than four parking bays, the surface shall be formed to an all-weather standard and drained.</p> <p>2. For sites with more four or more parking bays, the surface shall be formed, sealed and drained.</p> <p>3. Parking bays shall be marked on all sealed parking areas.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Surface formation 2. Drainage 3. Markings
TR-S22	Reverse manoeuvres	
All Zones	<p>1. Sufficient manoeuvring space shall be provided on site to ensure that no vehicle is required to reverse:</p> <ol style="list-style-type: none"> a. Onto or off any State Highway; b. Onto of off any transit corridor; 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Effects on pedestrian safety 2. Effects on cycle safety 3. Effects on the road network

- c. Onto or off any road with a marked cycle lane;
 - d. across any shared use path; or,
 - e. across any cycle path.
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 Collector road.
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:
- a. Four or more parking bays are serviced via a single accessway; or.
 - b. The activity is on a rear site

Figure TR-7 99 Percentile design vehicle

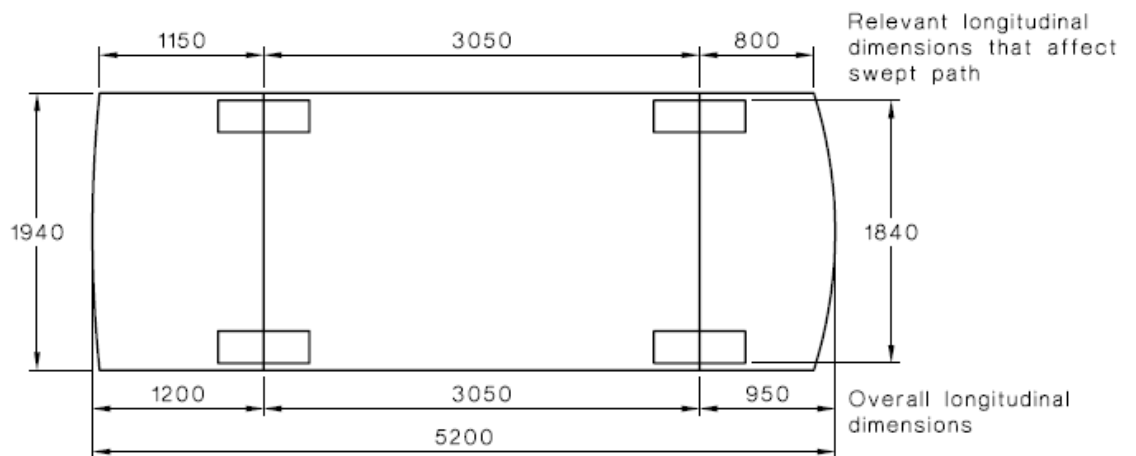


FIGURE B1 B99 (99.8TH PERCENTILE) VEHICLE

[Figure to be updated]

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-11	Matters of discretion: 1. Cycle parking demand. 2. The availability of cycle parking in the vicinity of the activity. 3. Site limitations.	
	Table TR-11 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*
	Office	Minimum 1, 0.05 per 100m ² GFA	Minimum 1, 0.1 per 100m ² GFA
	Retail activity	Minimum 1, 0.1 per 100m ² GFA	Minimum 1, 0.1 per 100m ² GFA
	Healthcare facility	Minimum 1, 1 per 100m ² 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*.	
* The number of staff members is the maximum number of full-time or part-time staff members on the site at any one time.			
TR-S24	Cycle parking design		
All Zones	1. All cycle stands shall: a. be securely anchored to an immovable object; b. support the bicycle frame and front wheel; and, c. allow the bicycle frame to be secured. 2. Cycle parking facilities shall be available during the hours of operation and shall not	Matters of discretion: 1. Site limitations including building configurations 2. User requirements in relation to security or duration of parking	

	<p>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">a. be easily accessible for users;b. not impede pedestrian thoroughfares including areas used by people whose mobility or vision is restricted; andc. be clear of vehicle parking or manoeuvring areas.	
TR-S25	Trip-end facilities	
All Zones	1. All activities shall provide trip end facilities for active modes in accordance with Table TR-12.	Matters of discretion: <ul style="list-style-type: none">1. Site limitations including building configurations2. User requirements in relation to security or duration of parking
	TR-12 Minimum end trip facilities	
	Number of staff	Trip end facilities
	<25	None
	25-50	1 shower 1 locker per 10 staff
>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	<p>1. One loading bay per site shall be provided with dimensions suitable for the largest vehicle anticipated on the site and in accordance with Table TR-13.</p> <p>2. Where more than one large vehicle is anticipated on a site, then standing space or additional loading bays for each additional vehicle shall be provided.</p>	Matters of discretion: <ul style="list-style-type: none">1. Site limitations including building configurations.2. Loading and servicing demands

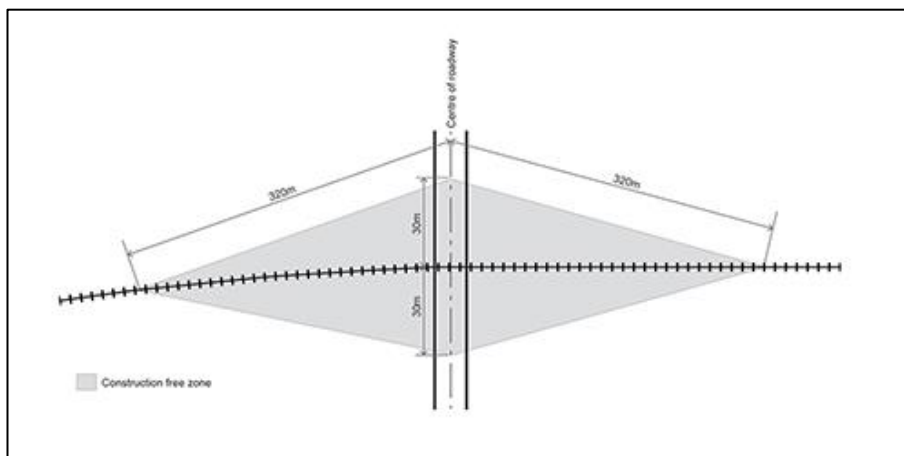
Residential Activity	3. One loading bay for a Small Rigid Vehicle shall be provided for any residential site with more than 10 residential units.	Matters of discretion: 1. Servicing demands.																								
	TR-13 Loading bay dimensions <table><tr><th>Vehicle Type</th><th>Width (m)</th><th>Length (m)</th><th>Height clearance (m)</th></tr><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></table> <p>Notes:</p> <p>1. B99 design vehicle dimensions are based on NZS2890.1:2009</p> <p>2. SRV, MRV, HRV and AV dimensions are based on NZS2890.2: 2018</p>		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	<p>1. Circulation accessways to loading bays shall be designed to accommodate the swept path of the largest vehicle anticipated on site and provide clearances of:</p> <p>a. 0.5m between the vehicle body and vertical obstructions; and</p> <p>b. 1m separation between vehicle bodies on two-way accessways.</p> <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-14</p>	Matters of discretion: 1. Site limitations including building configurations.																								

	Table TR-14 Loading bay accessway gradients		
	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
Notes: SRV, MRV, HRV and AV dimensions are based on NZS2890.2: 2018			
TR-S28	Loading and standing spaces - construction and formation		
Rural zones	<p>1. For sites with four or less 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> <p>1. Surfacing</p> <p>2. Drainage</p> <p>3. Gradient.</p> <p>4. Signs and markings.</p>	
All other zones	<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> <p>1. Surfacing</p> <p>2. Drainage</p> <p>3. Gradient.</p> <p>4. Signs and markings.</p>	
Railway crossings			
TR-S29	Minimum sight distances at railway level crossings		
All Zones	<p>1. Minimum sight distances at railway level crossings shall comply with Figure TR-8 and Figure TR-9; and</p>	<p>Matters of discretion:</p>	

2. No permanent structures shall be located within the railway level crossing approach sight triangles determined in accordance with Figure TR-8 and Figure TR-9.

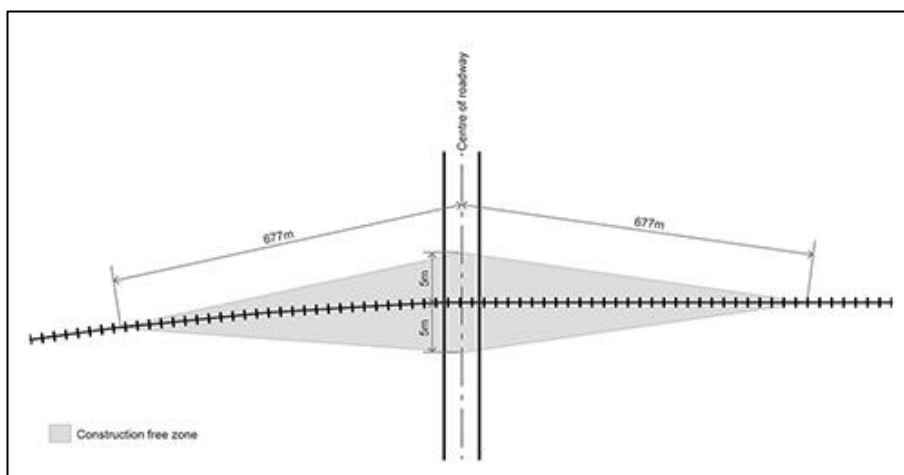
1. Recommendations from a Level Crossing Safety Impact Assessment.

Figure TR-8 Approach Sight Triangles for Railway Level Crossings



[Figure to be updated]

Figure TR-9 Restart sight triangles for railway level crossings



[Figure to be updated]

Table TR-15 Railway crossing approach visibility and restart distances

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

High traffic generating thresholds				
TR-S30	High traffic generating thresholds			
All Zones	Table TR-16 HTGP Thresholds			
	Type of Zone	Daily Traffic Generation Threshold	Peak Hourly Traffic Generation Threshold	Heavy Vehicle Movement Threshold
	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
	Table TR-17 HTGP Thresholds			
	Type of Zone	Daily Traffic Generation Threshold	Peak Hourly Traffic Generation Threshold	Heavy Vehicle Movement Threshold
	Residential Zones (GRZ, SETZ) Open Space and Recreation Zones	200 vpd	25 vph	10 hvpd
	All Other Zones	400 vpd	50 vph	50 hvpd
	The following table provides guidance on expected traffic generation for different activities to help determine whether an ITA is likely to be required.			
	Table TR-18 Average Daily Traffic Generation Screening 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	750 m² GFA	1,500 m² GFA
	Industrial (excluding transport depot)	2,500 m² GFA	5,000 m² GFA
	Transport Depot	Full ITA	
	Trade Supplier	750 m² GFA	750 m² GFA
	General Retail	200 m² GFA	400 m² GFA
	Large Format Retail	500 m² GFA	1,000 m² GFA
	Supermarket	100 m² GFA	200 m² GFA
	Café / bar	50 m² GFA	100 m² GFA
	Service Station	Basic ITA	

	Table TR-19: ITA Type Requirement	
	Highest activity status of application	Type of ITA Required
	Permitted	Basic
	Controlled	Basic
	Restricted Discretionary	Full
	Discretionary	Full
	Non-complying	Full

Appendix TR-1 Integrated Transport Assessment Requirements

	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	✓	✓
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 Travel Demand Management measures	✓	✓

	Description	Details Required	Basic ITA	Full ITA
7	Expected Travel Demands	Assessment of: Traffic generation (daily, peak hours) Heavy vehicle movements Traffic distribution on the transport network Mode Split	✓	✓
8	Transportation Effects	Assessment of effects on: safety for all travel modes traffic volumes effects on frontage road wider transport network (Full ITA1)	✓	✓
9	Mitigation Measures	Description of any proposed mitigation measures	✓	✓
10	District Plan	Assessment of compliance with District Plan Transport Rules	✓	✓
11	Strategic Framework	Assessment against relevant local, regional and national transport plans and strategies		✓
12	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.

Appendix TR-2 Aerodrome Obstacle Limitation Surface Specifications

Runway 06/24 – Paved

Runway 06/24	Existing Paved Runway Configuration (1250 x 23 m)		Future Configuration (1550 x 30m)	
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg MCTOW.		AC 139-06A – Aerodrome Design – Aeroplanes above 5700 kg 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 90 m 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:	90 m	Length of inner edge:	150m (approach/take-off)
	Distance from runway end/threshold:	30 m	Distance from runway end/threshold:	60m (approach/take-off)
	Divergence:	1:10	Divergence:	1:6.6 (approach)
	Final Width:	690 m	Final Width:	5,695 m (approach)
	Length:	3,000 m	Length:	15,000 m (approach/take-off)
	Slope:	1:40	Slope:	1:62.5 (take-off)

Runway 06/24	Existing Paved Runway Configuration (1250 x 23 m)	Future Configuration (1550 x 30m)
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 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 253.68 m. 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 – Grass

Runway 10/28	Existing Grass Runway Configuration (1042 x 30 m)		Future Configuration (1167 x 30m)	
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg MCTOW.		AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg 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 the ends of the 1042 x 30 m grass runway as notified in the CAA AIP.</p>		<p>1. Fan geometry is based on Chapter 2 – Land aerodromes night operations or instrument runway. There is no intention to pave this grassed runway and it is assumed that it will be available for operations by aircraft below 5200 kg MCTOW only.</p> <p>2. The grass runway is extended by 255 m to the south east at the 28 end but must be shortened by 130 m at the 10 end (refer to note 2 below). The total grassed runway length is therefore 1167m.</p> <p>3. A 90 m wide runway strip is provided for night operations.</p>	
Geometry	Length of inner edge:	30 m	Length of inner edge:	90 m
	Distance from runway end/threshold:	0m - from end of grass runway	Distance from runway end/threshold:	30 m
	Divergence:	1:20	Divergence:	1:10
	Final Width:	150 m	Final Width:	690 m
	Length:	1,200 m	Length:	3,000 m
	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	

Runway 10/28	Existing Grass Runway Configuration (1042 x 30 m)	Future Configuration (1167 x 30m)
		centreline. The plane is located 45m above the aerodrome or at an elevation of 148.7m.
Conical Surface	N/A	N/A
Notes:	<p>1. Take-off and landing fans are coincident as specified in the AC.</p> <p>2. Thresholds are displaced as per the AIP</p> <p>3. This runway is not available for night operations due to the lack of a 90m wide runway strip.</p>	<p>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.</p> <p>2. In order to provide approximately 4.5 - 5.0 m 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 south east from its current location.</p> <p>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) 1357 m. 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.</p>

Future Runway 14/32 – Grass

Runway 14/32	Future Grass Runway (500 x 30m)	
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg MCTOW.	
Design Basis	1. Fan geometry is based on Chapter 3– Land aerodromes day VFR operations. 2. The origin of the fans is from the ends of the 500 x 30 m grass runway.	
Geometry	Length of inner edge:	30 m
	Distance from runway end:	0 m - from end of grass runway
	Divergence	1:20
	Final Width:	150 m
	Length:	1200 m
	Slope:	1:20
Notes:	1. This runway would not be available for night operations due to the lack of a 90 m wide runway strip. 2. Take-off and landing fans are coincident as specified in the AC. 3. Runway has been realigned from decommissioned Runway 15/33 to avoid the G/A and Vintage Aviation Precinct.	

Existing Runways 06/24 Northern Vector – Grass

Runway 06/24	Existing Grass Runway 06/24 Northern Vector (450 x 20m)	Future Configuration (1200 x 20m)
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg MCTOW.	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg MCTOW.
Design Basis	1. Fan geometry is based on Chapter 3– Land aerodromes day VFR operations. 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.	1. Fan geometry is based on Chapter 3– Land aerodromes day VFR operations. 2. The runway is extended to 1200m in length. 3. The origin of the fans is from both ends of the 1060 x 30m grass runway.

Geometry	Length of inner edge:	30m	Length of inner edge:	30 m
	Distance from runway end/threshold:	0 m - from end of grass runway	Distance from runway end/threshold:	0 m - from end of grass runway
	Divergence:	1:20	Divergence:	1:20
	Final Width:	150 m	Final Width:	150 m
	Length:	1200 m	Length:	1200 m
	Slope:	1:20	Slope:	1:20
Notes:	1. Take-off and landing fans are coincident as specified in the AC. 2. As noted in the AIP the use of this runway is "restricted to locally based operators only.		1. Take-off and landing fans are coincident as specified in the AC.	

Existing Runways 06/24 Southern Vector – Grass

Runway 06/24	Existing Grass Runway 06/24 Southern Vector (1060 x 30 m)	
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg MCTOW.	
Design Basis	1. Fan geometry is based on Chapter 3– Land aerodromes day VFR operations. 2. The origin of the fans is from both ends of the 1060 x 30m grass runway as notified in the CAA AIP.	
Geometry	Length of inner edge:	30 m
	Distance from runway end/threshold:	0 m - from end of grass runway
	Divergence:	1:20
	Final Width:	150 m
	Length:	1200 m
	Slope:	1:20
Notes:	1. Take-off and landing fans are coincident as specified in the AC. 2. Thresholds are displaced at the 24 end as declared in the AIP	

Future Runway 13/31 - Grass

Runway 13/31	Future Grass Runway (1040 x 23m)	
Design Guidelines	AC 139-6 – Aerodrome Design – Aeroplanes above 5700 kg 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:	80 m
	Distance from runway end:	60 m - from end of grass runway
	Divergence	1:10 (each side of fan)
	Final Width:	580 m
	Length:	2500 m
	Slope:	1:20
Notes:	1. This runway would not be available for night operations due to the lack of a 90 m wide runway strip.	

CL – Contaminated Land

Contaminated land is land that has a hazardous substance in or on it that could have an adverse effect on human health. The subdivision, change of use or development of contaminated land can expose people to increased levels of contamination from hazardous substances that were previously contained.

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NЕСS”) 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 NESCS 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 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.

Regional councils identify and monitor contaminated land. Wellington Regional Council records potentially contaminated land in the Selected Land Use Register (SLUR). This is a public database of sites where hazardous activities have historically or are currently taking place. 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

CL-O1	Contaminated land is made safe for use
Contaminated land is made safe for human health and its intended use before any change of use, land disturbance, or subdivision.	

Policies

CL-P1	Identification of potentially contaminated land
Require the investigation of contaminated land or potentially contaminated land prior to any change of use, land disturbance or subdivision of land that could result in an increase in the risk to human health resulting from any contamination of the land.	

CL-P2	Subdivision, use and development of contaminated land
<p>Any proposal to subdivide, use or develop contaminated land must follow a best practice approach to:</p> <ol style="list-style-type: none">1. remediate, contain or dispose of any contaminated soil or manage activities on the contaminated land to protect human health; and2. ensure the land is suitable for its intended use.	

Rules

There are no rules in the District Plan with respect to Contaminated Land. The NESCS manages subdivision, use and development of potentially contaminated land and may require resource consent for these activities separately.

HAZ – Hazardous Substances

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, the location of sensitive activities and location of hazardous substances in areas that are prone to flood hazard.

Objectives

HAZ-O1	Hazardous substance use, storage and disposal
<p>Hazardous substance use, storage and disposal activities are located, and in the case of flood events, managed, so that:</p> <ul style="list-style-type: none"> a. risk to people, property and the environment from any significant hazardous facility is minimised and unacceptable risk to sensitive activities is avoided; b. risk to the natural environment is minimised; and c. risk to land and water as a result of flood events is minimised. 	
HAZ-O2	Sensitive activities
<p>Established significant hazardous facilities are not compromised by sensitive activities.</p>	

Policies

HAZ-P1	Hazardous substance storage in flood overlays
<p>Within the flood hazard areas, require hazardous substances to be stored to minimise the risk of spillage or leakage and contamination of land and water in a flood event.</p>	

HAZ-P2	Residual risk to people and communities
Avoid locating activities which use, store or dispose of hazardous substances in areas where they may adversely affect the health and wellbeing of people and communities, unless they can demonstrate that the residual risk to people and communities will be avoided to an acceptable level.	
HAZ-P3	Significant hazardous facilities
<p>Minimise risk to people, property and the environment from any new significant hazardous facility, or any addition to a significant hazardous facility by:</p> <ul style="list-style-type: none"> 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 hazardous substances on other sites; b. ensuring the location provides sufficient separation from any sensitive activity to minimise any risk identified in a risk assessment for the activity and avoids unacceptable risk to existing sensitive activities; c. not locating in proximity to scheduled areas or features, and zones and overlays where sensitive activities predominate; d. locating outside any moderate or high hazard area; and e. locating outside any low hazard area unless risk associated with the hazard can be mitigated to protect human, and environmental, health and safety. 	
HAZ-P4	Sensitive activities
<p>Avoid locating any new sensitive activity in proximity to significant hazardous facilities to ensure they are:</p> <ul style="list-style-type: none"> a. not exposed to an unacceptable level of risk from the existing significant hazardous facility; and b. reverse sensitivity effects are avoided or mitigated. 	

Rules

Note:

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.

HAZ-R1		Significant hazardous facilities, including additions to significant hazardous facilities
	General Industrial Zone General Rural Zone	<p>1. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity is not located within a Significant Natural Area; b. The activity is not located within any moderate or high hazard area; c. The activity is not located within 25m of a significant waterbody or 10m of any other waterbody; and d. The activity is not located within 250m of a sensitive activity.
	General Industrial Zone General Rural Zone	<p>2. Activity status: Non Complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with HAZ-R1(1).
	All other zones	<p>3. Activity status: Non Complying</p>

HAZ-R2		Storage of hazardous substances within the flood hazard area
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The storage of hazardous substances within any hazardous facility is at, or above the 1% AEP level
	All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with HAZ-R2(1). <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Any effects relating to the flood hazard areas identified in the District Plan, including the extent to which hazardous substances can be safely contained to avoid inundation by floodwater or contamination of land or water in the event of a 1% AEP flood event.

		2. The level of risk relating to the nature and volume of the hazardous substance, except where this is controlled by other legislation.
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HAZ-R3	Sensitive activities
All zones	1. Activity status: Non-complying Where: <ul style="list-style-type: none"> a. The sensitive activity is located within 250m of a significant hazardous facility.

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 will 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 hazard area	Fault hazard area – Recurrence Interval (RI) classes* I-II (RI ≤3500 years) Flood hazard - river corridors
Moderate hazard area	Fault hazard area – RI class III (RI 3500-5000 years) Flood hazard – overland flow path
Low hazard area	Fault hazard area - RI classes IV-V (RI >5000 years) Flood hazard – ponding Possible liquefaction prone area

* Recurrence Interval (RI) classes as defined by the Guidelines for Planning for Development of Land on or Close to Active Faults published by the Ministry for the Environment (Kerr et al., 2003).

Note: This Draft District Plan does not contain mapping of the Flood Hazards as they are still being prepared. Refer to the flooding hazard mapping on the Greater Wellington Regional Council website for the latest information. The provisions contained in this chapter will be reviewed once this mapping is available.

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
- Healthcare facilities
- Emergency service facilities
- Educational facilities
- Entertainment activities
- Retirement villages
- Residential activities and residential units

Potentially hazard sensitive activities comprise the following:

- Buildings associated with primary production
- Commercial activities
- Industrial activities
- 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*.

Objectives

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

Policies

NH-P1	Identification of natural hazards
Identify and map areas affected by natural hazards and take a risk-based approach to the management of subdivision, use and development based on: <ol style="list-style-type: none"> 1. The sensitivity of the activities to the impacts of natural hazards; and 2. The hazard posed to people's lives and wellbeing, and property, by considering the likelihood and consequences of differing natural hazard events. 	
NH-P2	Activities in <i>high hazard areas</i>
Avoid locating <i>hazard sensitive activities</i> and <i>potentially hazard sensitive activities</i> within <i>high hazard areas</i> unless the activity has an operational need or functional need to locate within the <i>high hazard area</i> .	
NH-P3	Activities in <i>moderate hazard areas</i>
Only allow <i>hazard sensitive activities</i> and <i>potentially hazard sensitive activities</i> within <i>moderate hazard areas</i> where: <ol style="list-style-type: none"> 1. The activity incorporates mitigation measures that demonstrate that risk to people's lives and wellbeing, and building damage is low, and any damage to buildings is minimised; 2. People can safely evacuate the property during a natural hazard event; and 3. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding. 	

NH-P4	Activities in <i>low hazard areas</i>
Provide for <i>hazard sensitive activities</i> and <i>potentially hazard sensitive activities</i> within <i>low hazard areas</i> where: <ol style="list-style-type: none"> 1. The activity incorporates mitigation measures that demonstrate that risk to people's lives and wellbeing, and building damage is low, and any damage to buildings is minimised, and 2. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding. 	
NH-P5	<i>Less hazard sensitive activities</i> in all <i>hazard areas</i>
Allow <i>less hazard sensitive activities</i> within all <i>hazard areas</i> where: <ol style="list-style-type: none"> 1. They do not impede flood pathways; 2. The activity incorporates mitigation measures that demonstrate that risk to people's lives and wellbeing, building damage is low, and any damage to buildings is minimised; and 3. The risk to other properties, activities and people is not increased as a result of the activity proceeding. 	
NH-P6	<i>Buildings in flood hazard - overland flow path and ponding areas</i>
Discourage new buildings in flood hazard - overland flow path and ponding areas unless: <ol style="list-style-type: none"> 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. 	
NH-P7	Emergency service facilities in hazard areas
Avoid new emergency service facilities within moderate and low hazard areas unless it can be demonstrated that: <ol style="list-style-type: none"> 1. The facility will be able to maintain its integrity and function during and after a natural hazard event; and 2. Emergency vehicles will be able to service the impacted community by being able to enter and leave the site. 	
NH-P8	<i>Infrastructure</i> in hazard areas
Only allow new <i>infrastructure</i> to be established in <i>hazard areas</i> where: <ol style="list-style-type: none"> 1. It has an <i>operational need</i> or <i>functional need</i> for the location; and 	

<ol style="list-style-type: none"> It will be designed to maintain its integrity and function during and after a natural hazard event, or it will be able to be immediately re-instated after a natural hazard event, and 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 appropriately mitigated. 	
NH-P9	<i>Earthworks</i> in flood hazard areas
<p>Provide for <i>earthworks</i> in flood hazard areas where:</p> <ol style="list-style-type: none"> They do not impede flood pathways; and The risk to other properties, activities and people is not increased as a result of the activity proceeding. 	
NH-P10	Natural hazard mitigation works
<p>Enable natural hazard 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 infrastructure.</p>	
NH-P11	Precautionary approach
<p>Ensure a precautionary approach is taken in relation to planning for and adapting to the effects of natural hazards caused by climate change and sea level rise on both the natural environment and existing and future development.</p>	

Rules

Note:

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.

Note: This Draft District Plan does not contain mapping of the Flood Hazards as they are still being prepared. Refer to the flooding hazard mapping on the Greater Wellington Regional Council website for the latest information. The provisions contained in this chapter will be reviewed once this mapping is available.

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

NH-R2	<i>Less hazard sensitive activities within all hazard areas</i>
All zones	2. Activity status: Permitted Where: <ul style="list-style-type: none"> a. Any <i>buildings</i> must not be located in the overland flowpath or river corridor of the flood hazard overlays.
All zones	3. Activity status: Restricted discretionary Where: <ul style="list-style-type: none"> a. Compliance is not achieved with NH-R2(1)(a) Matters of discretion: <ul style="list-style-type: none"> 1. The matters in Policy NH-P5.

NH-R3	<i>Any potentially hazard sensitive activity and associated buildings within moderate hazard areas and low hazard areas</i>
All zones	1. Activity status: Permitted Where: <ul style="list-style-type: none"> a. The activity or building is located within the possible liquefaction prone area.
All zones	2. Activity status: Restricted discretionary Where: <ul style="list-style-type: none"> a. Any building located in a flood hazard overlay has a finished floor level above the 1% <i>AEP</i> level. b. The activity is located within the fault hazard area - lower recurrence interval faults. Matters of discretion: <ul style="list-style-type: none"> 1. For activities in the <i>moderate hazard area</i>, the matters in Policy NH-P3. 2. For activities in the <i>low hazard area</i>, the matters in Policy NH-P4.

All zones	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NH-R3(2).</p>
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NH-R4	Additions to buildings within all hazard areas
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The <i>building addition</i> is located within the possible liquefaction prone area; or</p> <p>b. The <i>additions</i> do not increase the gross floor area of a hazard sensitive activity or potentially hazard sensitive activity by more than 20m²; and</p> <p>c. Any <i>building additions</i> located in the identified <i>overland flowpath</i> or <i>ponding area</i> of the flood hazard overlay have a <i>finished floor level</i> above the 1% <i>AEP</i> level.</p>
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NH-R4(1).</p> <p>Matters of discretion:</p> <p>1. For additions in the <i>moderate hazard area</i>, the matters in Policy NH-P3.</p> <p>2. For additions in the <i>low hazard area</i>, the matters in Policy NH-P4.</p>

NH-R5	Earthworks within flood hazard areas
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The <i>earthworks</i> are not located in a river corridor or overland flow path.</p>
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NH-R5(1).</p> <p>Matters of discretion:</p>

	1. The matters in Policy NH-P9.
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NH-R6	<i>Any hazard sensitive activity and associated buildings within moderate hazard areas and low hazard areas</i>
All zones	1. Activity status: Discretionary

NH-R7	<i>Any hazard sensitive activity or potentially hazard sensitive activity and associated buildings within high hazard areas</i>
All zones	1. Activity status: Non-complying

HH – Historic Heritage

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;
- 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 SCHED-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 SCHED-1, and heritage precincts identified in SCHED-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: This Draft District Plan does not contain the Historic Heritage Design Guide referred to in this chapter. This Design Guide will be considered and prepared during the next phase in preparing the Proposed District Plan.

Objectives

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

Policies

HH-P1	Identifying <i>historic heritage</i>
Identify, map and schedule <i>buildings, items</i> and precincts with significant <i>historic heritage</i> values.	

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

HH-P6	Buildings and structures in heritage curtilage of scheduled heritage buildings and items
<p>Provide for new buildings and structures, and additions or alterations to existing non-scheduled buildings or structures within the heritage curtilage where the work:</p> <ol style="list-style-type: none"> 1. Does not detract from the heritage values of the heritage building or item; 2. Is compatible with the form, proportions, materials and setting of existing buildings within the scheduled heritage precinct; and 3. Contributes to the long-term viability or ongoing use of the building or item. 	
HH-P7	Buildings and structures in scheduled heritage precincts
<p>Provide for new buildings and structures, and additions or alterations to existing non-scheduled buildings or structures within a scheduled heritage precinct, where the work:</p> <ol style="list-style-type: none"> 1. Is compatible with the form, proportions, materials and setting of existing buildings within the scheduled heritage precinct; 2. Provides continuity and coherence with the heritage values and streetscape qualities within the scheduled heritage precinct; 3. Contributes to the long-term viability or ongoing use of the building or item; and 4. Considers the Heritage Design Guide. 	
HH-P8	Relocation of heritage buildings and items
<p>Avoid the relocation of scheduled heritage buildings or items within the existing site, or onto another site, except where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The work is necessary to <ol style="list-style-type: none"> a. Reduce risk from natural hazards, or b. Provide for a significant public benefit that could not otherwise be achieved; 2. The proposed site for relocation is appropriate and would not detract from identified heritage values of the scheduled heritage building or item; and 3. The work would enhance the physical condition of the scheduled heritage building or item and its heritage values. 	
HH-P9	Demolition of heritage buildings and items
<p>Discourage demolition of scheduled heritage buildings 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"> 1. Effects on historic heritage values; 	

2. The importance attributed to the heritage item by the wider community;
3. Feasibility of adaptive re-use;
4. Cost of maintenance or repair;
5. Building safety; and
6. Appropriateness, compatibility and appearance of any replacement building in relation to heritage values.

HH-P10	Public awareness of historic heritage
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Increase public awareness of historic values and their importance, and encourage the community to support the protection and conservation of historic heritage.

HH-P11	Subdivision of land containing a heritage building or item
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Only allow subdivision of sites containing scheduled heritage buildings or items, or of land within scheduled heritage precincts, where it can be demonstrated that:

1. The heritage values of the scheduled heritage building or item, or scheduled heritage precinct, are maintained and protected; and
2. Sufficient heritage curtilage is provided to protect associated heritage values.

HH-P12	Archaeological Sites
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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 in proximity to 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.

Rules

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 chapter.

Heritage buildings and items

HH-R1	Maintenance and repair of a heritage building or item listed in SCHED-1
All zones	1. Activity status: Permitted

HH-R2	Demolition of a non-scheduled building or structure within heritage curtilage of a heritage building or item listed in SCHED-1
All zones	1. Activity status: Permitted

HH-R3	Additions, alterations and partial demolition of a heritage building or item listed in SCHED-1
All zones	1. Activity status: Permitted Where: a. The alterations are only undertaken in the interior of the scheduled heritage building or item.
All zones	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with HH-R3(1). Matters of discretion: 1. Those matters listed in HH-P3.

HH-R4	Earthquake strengthening, fire protection and accessibility upgrades to a heritage building or item listed in SCHED-1
All zones	1. Activity status: Permitted Where: a. The work is not visible from the exterior of the scheduled heritage building or item.
All zones	2. Activity status: Controlled Where: a. Compliance is not achieved with HH-R4(1)(a). Matters of control:

	1. Those matters listed in HH-P5.
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HH-R5	New or relocated buildings or structures within the heritage curtilage of a heritage building or item listed in SCHED-1
All zones	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <p>1. Those matters listed in HH-P6.</p>

HH-R6	Relocation of any heritage building or item listed in SCHED-1 within a site or to another site
All zones	1. Activity status: Discretionary

HH-R7	Demolition of any heritage building or item listed in SCHED-1
All zones	1. Activity status: Discretionary

Scheduled heritage precincts

HH-R8	Maintenance and repair of a building or structure within a heritage precinct listed in SCHED-2
All zones	1. Activity status: Permitted

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

HH-R10	Demolition or removal of buildings or structures within a heritage precinct listed in SCHED-2
<div data-bbox="193 309 228 369"></div> All zones	1. Activity status: Discretionary

HH-R11	New or relocated buildings or structures within a heritage precinct listed in SCHED-2
<div data-bbox="193 555 228 613"></div> All zones	1. Activity status: Discretionary

TREE – Notable Trees

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 that are 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.

Objectives

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

Policies

Notable Trees	
TREE-P1	Identification and scheduling of notable trees
Identify notable trees using the Standard Tree Evaluation Method (STEM) and schedule trees (in SCHED-3: Schedule of Notable Trees) where they are assessed as having significant values, having regard to: <ul style="list-style-type: none">1. Botanical and ecological values;2. Cultural, landscape, amenity and heritage (including tangata whenua) values;	

<ol style="list-style-type: none"> Ongoing management of the tree and proximity to surrounding structures and infrastructure; and Appearance and health of the tree. 	
TREE-P2	Allowing appropriate works on notable trees
<p>Provide for the minor trimming of notable trees and activities in their root protection areas where the works are necessary to:</p> <ol style="list-style-type: none"> Improve or maintain tree health; or Prevent damage to property or infrastructure or improve public safety. 	
TREE-P3	Potentially appropriate works on notable trees
<p>Provide for other trimming of notable trees and activities in their root protection areas where it can be demonstrated that the works:</p> <ol style="list-style-type: none"> Do not compromise the long term health of the notable tree; Do not compromise the values of the notable tree described in SCHED-3: Schedule of Notable Trees; Do not reduce the natural life of the notable tree; Do not increase the risk of the notable tree or nearby notable trees being subject to wind damage; and Do not impact the natural shape and form of the notable tree. 	
TREE-P4	Subdivision of sites with notable trees
<p>Manage subdivision of sites containing a notable tree to ensure any adverse effects on the tree are avoided, remedied or mitigated, considering:</p> <ol style="list-style-type: none"> The specific significance and values of the tree(s); 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; The location of any necessary network utilities; The likelihood of any serious threat to people or property from the tree(s). 	
TREE-P5	Removal of notable trees
<p>Discourage the removal, partial removal, or destruction of a notable tree, unless:</p> <ol style="list-style-type: none"> It is necessary to prevent serious imminent threat to the safety of people or property; or The tree is dead or is in terminal decline as assessed and certified by a qualified arborist. 	

Street Trees	
TREE-P6	Allowing appropriate works on street trees
<p>Provide for the minor trimming of street trees and activities in their root protection areas where the works are necessary to:</p> <ol style="list-style-type: none"> 1. Improve or maintain tree health; or 2. Prevent damage to property or infrastructure or improve public safety. 	
TREE-P7	Potentially appropriate works on street trees
<p>Provide for other trimming of street trees and activities in their root protection areas where it can be demonstrated that the works:</p> <ol style="list-style-type: none"> 1. Do not compromise the long term health of the street tree; 2. Do not reduce the natural life of the street tree; 3. Do not increase the risk of the street tree being subject to wind damage; and 4. Do not impact the natural shape and form of the street tree. 	
TREE-P8	Removal of street trees
<p>Discourage the removal, partial removal, or destruction of a street tree, unless:</p> <ol style="list-style-type: none"> 1. It is necessary to prevent serious imminent threat to the safety of people or property; or 2. The tree is dead or is in terminal decline as assessed and certified by a qualified arborist. 3. The removal is undertaken or supervised by Council, having determined it is necessary, having regard to whether: <ol style="list-style-type: none"> a. The tree has reached a stage in its lifecycle where it is not fulfilling the purpose for which it was originally planted; or b. The tree is having a detrimental effect on roadways, footpaths, stormwater or drainage flows, underground or overhead services; or c. The tree is causing excessive shading, excessive leaf drop, branch or root encroachment or unreasonable loss of views for neighbouring properties and the problem cannot otherwise be economically or practicably remedied; or d. 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. 	
TREE-P9	Works on street trees by Council
<p>Allow works on street trees where they are undertaken by or supervised by Council using best arboricultural practices.</p>	

Rules

Note:

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.

TREE-R1		Trimming of any notable tree listed in SCHED-3: Schedule of Notable Trees
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 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"> i. The removal of broken branches, deadwood or diseased vegetation; ii. The removal of branches interfering with buildings or structures, but only to the extent that the branches are touching those buildings, or structures; iii. The trimming is required to comply with the Electricity (Hazards from Trees) Regulations 2003; or iv. Other trimming necessary to maintain the health of a listed tree, certified by a qualified arborist; and v. All trimming is undertaken or supervised by a Council approved qualified arborist; and b. The minor trimming of any tree shall not adversely affect the health or appearance of the tree.
	All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with TREE-R1(1). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters in TREE-P3; 2. Disposal of removed vegetation.

TREE-R2		Any activity within the root protection area of any notable tree listed in SCHED-3: Schedule of Notable Trees
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p>

		<p>a. The activity does not involve or result in:</p> <ul style="list-style-type: none"> i. The destruction, removal or partial removal of the notable tree; ii. Earthworks; iii. The covering of the ground by any building or structure or the storage of goods, including the parking of vehicles; iv. The laying of any impervious surface; or 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.
	All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with TREE-R2(1).</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters in TREE-P3; 2. Options for the tree's management, including protection; 3. Replacement planting in the event the works result in loss of the tree.

TREE-R3	Trimming of any street tree	
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity does not result in more than minor trimming of any street tree, where minor trimming means:</p> <ul style="list-style-type: none"> i. The removal of broken branches, deadwood or diseased vegetation; ii. The removal of branches interfering with buildings or structures, but only to the extent that the branches are touching those buildings, or structures; or iii. The trimming is required to comply with the Electricity (Hazards from Trees) Regulations 2003; and iv. All trimming is undertaken or supervised by the Council or a Council approved qualified arborist; and <p>b. The minor trimming of any tree shall not adversely affect the health or appearance of the tree.</p>
	All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with TREE-R3(1).</p> <p>Matters of discretion:</p>

	<ol style="list-style-type: none"> 1. The matters in TREE-P7; 2. Options for the tree's management, including relocation or protection; 3. Disposal of removed vegetation.
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TREE-R4		Any activity within the root protection area of any street tree
	All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The activity does not involve or result in: <ol style="list-style-type: none"> i. The destruction, removal or partial removal of the notable tree; ii. Earthworks; iii. The covering of the ground by any building or structure or the storage of goods; iv. The laying of any new impervious surface; or 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.
	All zones	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with TREE-R4(1). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters in TREE-P7; 2. Options for the tree's management, including protection; 3. Replacement planting in the event the works result in loss of the tree.

TREE-R5		Trimming, removing or altering any street tree by Council
	All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The work is undertaken by the Council; and b. The work is undertaken in accordance with best arboricultural practice.
	All zones	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with TREE-R5(1).

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters in TREE-P7; 2. The matters in TREE-P8; 3. Options for the tree's management, including protection or relocation; 4. Disposal of removed vegetation; 5. Replacement planting.
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TREE-R6	Removing or altering any notable tree listed in SCHED-3: Schedule of Notable Trees or any street tree, other than provided for by TREE-R1 or TREE-R3 or TREE-R5
All zones	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters in TREE-P3 or TREE-P7; 2. The matters in TREE-P5 or TREE-P8; 3. Options for the tree's management, including relocation or protection; 4. Disposal of removed vegetation; 5. Archival recording; and 6. Replacement planting.

SASM – Sites and Areas of Significance to Māori

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 and areas of significance to Wairarapa Māori, including wāhi tapu
- 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.

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.

Note: The Draft District Plan carries over the existing schedule of Sites and Areas of Significance to Māori from the Operative District Plan. The Councils are working with iwi to identify sites and areas of significance to Māori. The outcome of this identification process will be considered during the next phase in preparing the Proposed District Plan.

Activities that disturb the ground pose a significant threat to sites and areas of significance to Rangitāne o Wairarapa and Ngāti Kahungunu 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 Kahungunu 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.

Identifying these sites and areas enables developers and landowners to carefully plan development that minimises or avoids disturbance. It is important to note that there may be other sites known only to Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa that are not identified in the District Plan. Any proposal on land identified in these files will require consultation with Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa.

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

SASM-O1	Recognising sites and areas of significance to Māori
Sites and areas of significance to Māori are recognised, protected, and maintained.	
SASM-O2	Providing for kaitiakitanga
Tangata whenua can exercise kaitiakitanga in relation to sites and areas of significance to them in the Wairarapa.	
SASM-O3	Protecting sites and areas of significance to Māori
Sites and areas of significance to Māori are protected from inappropriate subdivision, use, and development.	

Policies

SASM-P1	Identify sites and areas of significance to Māori
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.	

SASM-P2	Protect and maintain sites and areas of significance to Māori
<p>Protect and maintain sites and areas of significance to Māori by:</p> <ul style="list-style-type: none"> a. Ensuring sites and areas of significance to Māori are not modified, destroyed, removed and/or visually encroached upon by inappropriate activities; 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 c. Enabling maintenance 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. 	
SASM-P3	Allow limited earthworks within sites and areas of significance to Māori
<p>Allow for:</p> <ul style="list-style-type: none"> a. Small-scale earthworks for burials within existing urupā; and b. Other earthworks 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: <ul style="list-style-type: none"> i. The extent of the earthworks; ii. The manner in which the earthworks are undertaken; iii. The monitoring of earthworks; and iv. The cultural, spiritual and historical values, interests, associations of importance to tangata whenua of the site or area. 	
SASM-P4	Allow limited activities within sites and areas of significance to Māori
<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"> a. Land disturbance; b. Demolition or removal of existing buildings and structures where the structure is not or does not form part of the site or area; c. Alterations to existing buildings and structures; d. Operation, maintenance, and repair or upgrading of existing network utility structures; and e. Erection of signs. 	

SASM-P5	Protect the values of sites and areas of significance to Māori from subdivision, use, and development
<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"> 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; b. Outcomes articulated by tangata whenua through an assessment of environmental effects, cultural impact assessment, or iwi planning documents; 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; d. How values of significance to tangata whenua, including tikanga, kaitiakitanga, and mātauranga Māori may be incorporated; and 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. 	
SASM-P6	Avoid demolition or destruction of sites and areas of significance to Māori
<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"> 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; and b. Avoiding significant adverse effects on the site or area's cultural spiritual and historical values; and c. For other adverse effects: <ul style="list-style-type: none"> i. Where adverse effects cannot be avoided, they are minimised; and ii. Where adverse effects cannot be minimised, they are remedied; and iii. Where more than minor residual adverse effects cannot be avoided, minimised, or remedied, the activity itself is avoided. 	

SASM-P7	Support landowners to manage, maintain, preserve sites and areas of significance to Māori
<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"> a. Increasing awareness, understanding, and appreciation within the local community of the presence and importance of sites and areas of significance to Māori; 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; c. Through engagement and collaboration with tangata whenua, promoting the use of matauranga Māori, tikanga, and kaitiakitanga to manage, maintain, preserve, and protect sites and areas of significance to Māori; d. Providing assistance to landowners to preserve, maintain, and enhance sites and areas of significance to Māori; and/or e. For sites in Schedule 4, seeking to establish an extent through engagement and collaboration with tangata whenua. 	
SASM-P8	Engage with tangata whenua on sites and areas of significance to Māori
<p>Encourage engagement with tangata whenua where activities have the potential to adversely affect sites or areas of significance to Māori.</p>	
SASM-P9	Promote access to sites and areas of significance to Māori for customary activities
<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"> a. Formal arrangements, such as co-management, joint management, relationship agreements, easements, land covenants, or access agreements; or b. Informal arrangements or understandings between landowners and local tangata whenua, iwi, hapū, or marae. 	

Rules

Note: 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.

Note: The Draft District Plan carries over the existing schedule of Sites and Areas of Significance to Māori from the Operative District Plan. The Councils are working with iwi to identify sites and areas of significance to Māori. The outcome of this identification process will be considered during the next phase in preparing the Proposed District Plan.

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

SASM-R2	Earthworks within sites or areas of significance to Māori listed in SCHED4
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Earthworks are for burials within an existing urupā.
	<p>2. Activity status: Discretionary</p> <p>Where:</p>

	a. Compliance is not achieved with SASM-R2(1).
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SASM-R3	New buildings or structures, or extension of the footprint of an existing building or structure on a site or area of significance to Māori listed in SCHED4
	1. Activity status: Discretionary.

SASM-R4	Modification or destruction of any site or area of significance to Māori listed in SCHED4
	1. Activity status: Discretionary.

ECO - Ecosystems and Indigenous Biodiversity

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

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

Historically, the dominant indigenous forest species of inland Wairarapa were typically a range of podocarps in the hill country, and rimu and tawa on the plains. Wetlands were dominant features of the plains, with Lake Wairarapa and its environs forming the largest wetland system in the lower North Island. Human settlement has resulted in most of the Wairarapa's indigenous vegetation being significantly reduced or heavily modified, through clearance of large areas of indigenous vegetation, drainage of wetlands and the introduction of exotic species, including pests. Today, while little deliberate modification takes place, the main threats to indigenous forests are stock browsing and plant and animal pest infestation.

These pressures mean it is important to protect the remaining areas of significant indigenous flora and fauna on a long-term sustainable basis where indigenous species can regenerate naturally. Areas of significant indigenous flora and fauna are identified in in SCHED5 - Schedule of Significant Natural Areas. While a number of these *Significant Natural Areas* in the Wairarapa are already in public ownership and legally protected (i.e., Lake Wairarapa and wetlands, and the Tararua, Remutaka and Aorangi Forest Parks), outside these areas many remaining areas of remnant indigenous forest and wetlands have no legal protection, although pockets of remnant indigenous forest and wetland are increasingly being protected by landowner initiatives such as QEII covenants. SCHED6 - Schedule of 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 that were identified as containing indigenous biodiversity values of significance. There are no objectives, policies or rules that relate to the RAP, but 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 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 wetland areas within their property, and regard

them as heritage assets for future generations. However, the costs of fully protecting and maintaining such areas can be large, and support, both in terms of expertise and resources, are often required to ensure effective ongoing management.

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 local conservation care groups and programmes.
- f. Purchase *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 wetlands, the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (“NES-F”) provide a national environmental standard for activities on or near wetlands. The NES-F contains a set of planning controls that direct the requirement for consent or otherwise for activities on or near wetlands. Regional Councils are responsible for applying and enforcing the provisions of the NES-F. Therefore, the District Plan and District Council does not manage wetlands.

Objectives

ECO-01	Biological Diversity
Maintain and enhance the biological diversity of indigenous species and habitats within the Wairarapa.	

ECO-O2	Significant Vegetation and Habitats
Protect the areas of significant indigenous vegetation and significant habitats of indigenous fauna within the Wairarapa from inappropriate subdivision, use and development.	

Policies

ECO-P1	Coordination of Biodiversity Initiatives
Coordinate with other agencies and organisations in identifying risks, requirements, opportunities and effective methods for protecting and enhancing Wairarapa's biodiversity.	
ECO-P2	Collaborate with Biodiversity Initiatives
Collaborate with other agencies and organisations in undertaking joint initiatives and in supporting landowners' initiatives in the protection and enhancement of biodiversity.	
ECO-P3	Identify areas of significant indigenous vegetation or habitat
Identify those areas that are habitats comprising significant indigenous vegetation or significant habitats of indigenous fauna in the Wairarapa.	
ECO-P4	Protect areas of significant indigenous vegetation or habitat
<p>Protect those areas that are habitats comprising significant indigenous vegetation or significant habitats of indigenous fauna in the Wairarapa from inappropriate subdivision, land use and development by:</p> <ol style="list-style-type: none"> 1. Only providing for activities that demonstrate an <i>operational need</i> or <i>functional need</i> to be located in this area; 2. Ensuring areas are not removed in whole or part; 3. Requiring activities within or directly adjacent to these areas to avoid, remedy or mitigate the adverse effects on the values of the area; and 4. Managing effects of vegetation modification with the margins of any <i>natural wetlands</i> 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
<p>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:</p> <ol style="list-style-type: none"> 1. Removal of broken branches, deadwood, diseased vegetation or exotic species; 	

	<ol style="list-style-type: none"> 2. Maintenance of the safety and efficiency of network utilities; 3. Maintenance of existing access tracks for network utilities; 4. Maintenance of existing access tracks, fencelines and firebreaks and the construction of new fencelines and firebreaks; 5. <i>Customary activities</i>; and 6. <i>Conservation activities</i>.
ECO-P6	Management of effects within significant indigenous vegetation or habitat
<p>Manage the effects of subdivision, use and development of significant indigenous vegetation and significant habitats of indigenous fauna in the Wairarapa by:</p> <ol style="list-style-type: none"> 1. Avoiding the loss or degradation of areas of significant indigenous vegetation and significant habitats of indigenous fauna in preference to remediation or mitigation; and 2. Avoiding the loss of habitat that supports or provides a key life function for Threatened or At Risk indigenous species; and 3. Requiring that any unavoidable adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are remedied or mitigated. <p>More than minor residual adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna, outside the <i>Coastal Environment</i>, that cannot be avoided, remedied or mitigated in accordance with clauses 1 - 3 above shall be offset, or if <i>biodiversity offsetting</i> cannot be reasonably achieved, shall be addressed through <i>environmental compensation</i>.</p>	
ECO-P7	Appropriate <i>modification</i> of other indigenous vegetation
<p>Provide for the <i>modification</i> of <i>vegetation</i> outside of habitats comprising significant indigenous vegetation or significant habitats of indigenous fauna where:</p> <ol style="list-style-type: none"> 1. The <i>indigenous vegetation</i> is kanuka, manuka or tauhinu; 2. Other <i>indigenous vegetation</i> where loss of mature <i>indigenous vegetation</i> is minimised; 3. Timber is for reasonable personal use of up to 50 m³ over any 10-year period; 4. Undertaken in accordance with an approval under Part IIIA of the Forests Act 1949; 5. Naturally occurring indigenous vegetation that has grown under the canopy of a plantation forest or as a consequence of harvesting of plantation forest; 6. <i>Plantation forestry</i> and other vegetation planted and managed for horticulture or agriculture purposes; 7. Necessary for the avoidance of imminent danger to human life or property; and 8. Activities are carried out subject to and in accordance with any specific covenants or other legal agreements entered into with the District Council, or Wellington Regional Council, or Department of Conservation, or QEII Trust 	

ECO-P8	Management of effects on other <i>indigenous vegetation</i>
<p>Manage the <i>modification of 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"> 1. The significance and values of the vegetation and habitat; 2. 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 3. The effects of the <i>modification</i> on the significance and values of the vegetation and habitat, including potential cumulative effects. 	
ECO-P9	Support and Encourage Protection and Restoration of Natural Habitats on Private Land
<p>Support and encourage the protection of natural habitats on private land, including restoring and protecting linkages and ecological corridors.</p>	
ECO-P10	Public Awareness of Natural Values
<p>Increase public awareness of the natural values within the Wairarapa, and encourage community support for the protection and conservation of the Wairarapa's biodiversity.</p>	
ECO-P11	Keeping of Goats
<p>Restrict the keeping or farming of goats near areas of significant indigenous vegetation and significant habitats of indigenous fauna to protect their natural values.</p>	
ECO-P12	Create Conservation Lots
<p>Provide for conservation lots to be created during land subdivision to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.</p>	

Rules

Note:

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.

ECO-R1	Modification of indigenous vegetation within a Significant Natural Area
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The <i>modification of indigenous vegetation</i> is <ul style="list-style-type: none"> i. associated with a <i>conservation activity</i> or a <i>customary activity</i>; or ii. trimming that is required to comply with the Electricity (Hazards from Trees) Regulations 2003; or iii. Activities carried out subject to and in accordance with any specific covenants or other legal agreements entered into with the District Council, or Wellington Regional Council, or Department of Conservation, or QEII Trust; or iv. a pest plant species identified in Appendix ECO-1; or v. required to remove or trim branches of vegetation to the extent necessary to avoid them interfering with lawfully established <i>structures, buildings</i>, fencelines or access tracks; or vi. required to remove or trim branches of vegetation to the extent necessary to erect a fenceline around the perimeter of the <i>Significant Natural Area</i>.
All zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with Rule ECO-R1(1) is not met.

ECO-R2	Modification of indigenous vegetation outside of a Significant Natural Area
All zones	<p>1. Activity status: Permitted</p> <p>Where the <i>modification</i> is:</p> <ul style="list-style-type: none"> a. Associated with <i>conservation activities</i> or <i>customary activities</i>; or b. Complies with Standard ECO-S1; or c. No more than 50 m³ of timber for reasonable personal use over any 10-year period; or d. The harvesting of indigenous timber undertaken in accordance with an approval under Part IIIA of the Forests Act 1949; or e. the operation and/or maintenance and repair of existing pasture, fences, drains, <i>structures, network utilities</i> and

		<p>infrastructure, fire breaks including existing <i>roads</i> or tracks (including walking or cycling tracks); or</p> <p>f. Trimming that is required to comply with the Electricity (Hazards from Trees) Regulations 2003; or</p> <p>g. Activities carried out subject to and in accordance with any specific covenants or other legal agreements entered into with the District Council, or Wellington Regional Council, or Department of Conservation, or QEII Trust; or</p> <p>h. The trimming or removal of indigenous vegetation that has been planted and managed specifically for commercial horticulture, <i>plantation forestry</i> or agricultural purposes; or</p> <p>i. For the avoidance of loss of life, injury or serious damage to property.</p>
	All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with ECO-R2(1) is not met.</p> <p>Matters of discretion:</p> <p>1. The matters identified in Policy ECO-P8</p>

ECO-R3		<i>Keeping of goats</i>
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. the <i>site(s)</i> on which the goats are kept is not located within 2 km of the Natural Open Space Zone; and</p> <p>b. Compliance is achieved with Standard ECO-S2.</p>

All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with ECO-R3(1) is not met. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with any relevant ECO standard that is not met and the matters of discretion of any standard that is not met; 2. The area and location of the activity; 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); 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; 5. The method of disposing of the goats in the event of the activity being discontinued; 6. Potential effect on indigenous vegetation and habitat for indigenous fauna on the site or in the adjacent conservation area; 7. Reporting and inspection requirements; and 8. Methods of stock identification.
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Standards

ECO-S1	Modification of indigenous vegetation
<ol style="list-style-type: none"> 1. <i>Indigenous vegetation</i> is not within 20 m of a <i>natural wetland</i>; and 2. The <i>indigenous vegetation</i> is kanuka, manuka or tauhinu; and 3. Any other <i>indigenous vegetation</i> species where: <ol style="list-style-type: none"> a. The vegetation height is less than 4 m and trunk diameter is less than 30 cm as measured 1.4 m above ground; and b. All other cases, there is no more than 10% of the total area of vegetation and no more than 200m² of vegetation is <i>modified</i> in any 5-year period. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters identified in Policy ECO-P8
ECO-S2	Fencing requirements for the keeping of goats
<ol style="list-style-type: none"> 1. All goats shall be contained within fenced areas, with fencing that meets the following requirements: <ol style="list-style-type: none"> a. Wire post-and-batten fence with no internal or external stays and with a minimum of high tensile 2.5 mm diameter galvanised steel, and either: <ol style="list-style-type: none"> 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 165 mm. The top wire should be approximately 50 mm below the top of the post; or ii. Seven wires, with the bottom wire barbed, and no higher than 80 mm above ground level and, above that, wires placed at the following intervals 100, 120, 140, 160, 210 and 250 mm. The top wire should be approximately 50 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 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 site.

<p>mm below the top of the post. An electric wire on an outrigger shall also extend for the full length of the fence.</p> <p>b. Posts must be at the following intervals:</p> <ul style="list-style-type: none"> i. Less than 30 degrees ground slope: 5 m. ii. 30 degrees to less than 45 degrees: 4 m. iii. 45 degrees or more: 3 m. <p>c. Battens must be at 1m intervals.</p> <p>d. Fences across water bodies shall also require a floodgate to be constructed of H3 treated 100 mm x 50 mm 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.</p>	
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APPENDIX ECO-1: Pest Plant Species

(derived from the Wellington Regional Pest Management Plan)

Common name	Species
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</i> , <i>C. selloana</i>
Parrot's feather	<i>Myriophyllum aquaticum</i>
Perennial nettle	<i>Urtica dioica</i> (subsp.)
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 Ruamahanga, 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.

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

Waterbodies that require additional special protection from inappropriate use, subdivision and development are identified as *Significant Waterbodies*. These 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 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.

This chapter addresses the natural character of freshwater environments, including rivers, lakes, 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 10 metres of natural 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 5 metres of surface water bodies, as such, the provisions outlined in this chapter do not duplicate earthworks rules within these riparian margins.

Objectives

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

Policies

NATC-P1	Retain special qualities and natural character of waterbodies
Manage the design, location and scale of subdivision, use and development adjoining waterbodies so they preserve the special qualities and natural character of waterbodies.	
NATC-P2	Restoration and enhancement
Provide for and encourage the restoration and/or enhancement of the natural character of <i>waterbodies</i> and their margins.	
NATC-P3	Enabled earthworks in proximity to Significant Waterbodies
Allow earthworks within 25 m of <i>Significant Waterbodies</i> where they are for the purpose of maintenance works on infrastructure, such as maintaining drains, man-made dams, access tracks or roads, or for approaches to bridges and culverts.	
NATC-P4	Restrict earthworks in proximity to Significant Waterbodies
<p>Only allow other earthworks within 25 m of <i>Significant Waterbodies</i> where:</p> <ol style="list-style-type: none"> 1. Natural character values of <i>Significant Waterbodies</i> are preserved or enhanced; and 2. Significant adverse effects on the values of <i>Significant Waterbodies</i> are avoided and all other adverse effects are avoided, minimised or remedied. 	
NATC-P5	Buildings and structures
<p>Discourage buildings and structures within 10 m of <i>surface waterbodies</i> within the General Rural Zone, 5 m of any <i>surface waterbody</i> in any other zone and 25 m of <i>Significant Waterbodies</i> across all zones and only allow buildings and structures within these setbacks where:</p> <ol style="list-style-type: none"> 1. There is a <i>functional need</i> or <i>operational need</i> for their location within the setback; and 2. The location, intensity, scale, design and form of the building or structure preserves natural character values; and 	

3. 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 25 m of *Significant Waterbodies* where it involves *pest plant species* or is *associated with primary production*, and only allow other modification of vegetation when:

1. Natural character values of *Significant Waterbodies* are preserved or enhanced; and
2. Significant adverse effects on the values of *Significant Waterbodies* are avoided and all other adverse effects are avoided, minimised or remedied.

Rules

Note:

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.

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

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

NFL – Natural Features and Landscapes

The Resource Management Act 1991 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, aesthetic, transient and cultural values.

The Natural Features and Landscapes chapter comprises of 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 SCHED7 - Outstanding Natural Features and Landscapes.

Special Amenity Landscapes are areas where either the natural components dominate and are highly valued but 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 Planning Maps for information purposes.

Objectives

NFL-O1	<i>Outstanding Natural Features and Landscapes</i>
The identified <i>Outstanding Natural Features and Landscapes</i> are protected from the adverse effects of inappropriate subdivision, use and development.	

NFL-O2	<i>Special Amenity Landscapes</i>
The identified <i>Special Amenity Landscapes</i> within the Wairarapa are maintained and where practicable enhanced.	

Policies

NFL-P1	Identify <i>Outstanding Natural Features and Landscapes</i>
<p><i>Outstanding Natural Features and Landscapes</i> within the Wairarapa have been identified as being natural features and landscapes where:</p> <ol style="list-style-type: none"> 1. They are exceptional or out the ordinary; and 2. Their natural components dominate over the influence of human activity; <p>While taking into account the following criteria:</p> <ol style="list-style-type: none"> a. Natural science factors; b. Sensory factors; and c. Shared or recognised features. 	
NFL-P2	Identify <i>Special Amenity Landscapes</i>
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.	
NFL-P3	Subdivision, use and development within <i>Outstanding Natural Features and Landscapes</i> outside the <i>Coastal Environment</i>
<p>Only allow subdivision, use and development within an identified <i>Outstanding Natural Feature and Landscape</i> where it:</p> <ol style="list-style-type: none"> 1. 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>; 2. Is demonstrated it is appropriate by: <ol style="list-style-type: none"> a. having an <i>operational need</i> or <i>functional need</i> to be located in this area; b. minimising <i>earthworks</i> and changes to the landform; c. 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; 	

<ul style="list-style-type: none"> d. avoiding or minimising the removal of any indigenous vegetation; e. enabling the repair, maintenance and removal of existing <i>infrastructure</i>; and f. enabling the continuation, or enhancing, of tangata whenua cultural and spiritual values and customary activities. 	
NFL-P4	Subdivision, use and development within <i>Outstanding Natural Features and Landscapes</i> within the <i>Coastal Environment</i>
<p>Avoid adverse effects from subdivision, use and development on the identified characteristics and values of the <i>Outstanding Natural Feature and Landscape</i> located within the <i>Coastal Environment</i>.</p>	
NFL-P5	Appropriate activities within an <i>Outstanding Natural Feature and Landscape</i>
<p>Allow subdivision, use and development within an <i>Outstanding Natural Feature or Landscape</i> where it is associated with <i>conservation activities</i> or:</p> <ol style="list-style-type: none"> 1. It relates to the maintenance, repair or removal of existing <i>infrastructure</i>. 2. There is a <i>functional need</i> or <i>operational need</i> for the activity to be located in the <i>Outstanding Natural Feature or Landscape</i>; 3. The form, scale and nature of the activity will not detract from the characteristics and values of the <i>Outstanding Natural Feature or Landscape</i> by: <ul style="list-style-type: none"> a. integrating landform and context into the design and through the use of naturally occurring building platforms and sympathetic materials; b. limiting the prominence or visibility of built form, including by integrating it into the natural landform; c. restoring or reinstating areas of <i>earthworks</i> and replanting areas of <i>modification</i> of vegetation; and 4. The activity is consistent with Policy NFL-P3 and NFL-P4. 	
NFL-P6	Increasing public awareness
<p>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>.</p>	
NFL-P7	Support and incentivise voluntary protection
<p>Provide support and incentives as appropriate to landowners in the protection of <i>Outstanding Natural Features and Landscapes</i>.</p>	

Rules

Note:

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.

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

		5. The effect of the reflectivity and colour of external materials on the identified characteristics and values of the <i>Outstanding Natural Feature and Landscape</i> .
	All zones	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with Rule NFL-R1(1)(a) is not met; b. The <i>Outstanding Natural Feature and Landscape</i> is not located within the <i>Coastal Environment</i>; and c. The maximum area of <i>earthworks</i> within an <i>Outstanding Natural Feature and Landscape</i> does not exceed 500 m² per site; and d. The maximum area of any <i>modification</i> of vegetation does not exceed 500 m² per site; and e. Any building or structure does not exceed: <ul style="list-style-type: none"> i. A <i>gross floor area</i> of 200 m² per site; and ii. A maximum height of 5 m. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with any relevant NFL standard that is not met and the matters of discretion of any standard that is not met.
	All zones	<p>4. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> 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).

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

Standards

NFL-S1	<i>Earthworks</i>
<p>1. <i>Earthworks</i> must not exceed:</p> <ul style="list-style-type: none"> a. a maximum cut or fill height greater than 1.5 m above ground level; and b. a maximum area of 50 m² per site. <p>Except that:</p> <ul style="list-style-type: none"> a. <i>Earthworks</i> associated with maintaining existing farm tracks, fence lines and access ways are exempt from the above area standards but must comply with NFL-S1-(1)(a). 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The degree of change to the natural landform; 2. The effect of the <i>earthworks</i> on the identified characteristics and values within an <i>Outstanding Natural Feature and Landscape</i>.
NFL-S2	<i>Modification of indigenous vegetation</i>
<p><i>Modification of indigenous vegetation</i> must not exceed, in total area, 50 m² in any 12-month period.</p> <p>The following are exempt to the maximum permitted area of modification:</p> <ul style="list-style-type: none"> a. 3 m either side of, or within, an existing formed road, stock crossing or accessway; or b. 3 m of a fence, or other lawfully established structure; or c. 10 m of an existing lawfully established residential unit, 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The scale of the <i>indigenous vegetation</i> modification; and 2. The effect of the vegetation modification on identified values and characteristics within an <i>Outstanding Natural Feature and Landscape</i>.
NFL-S3	<i>Buildings and structures</i>
<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"> 1. Whether the building or structure is integrated into the landform to limit prominence and protect the identified characteristics and values within an <i>Outstanding Natural Feature and Landscape</i>;

<ul style="list-style-type: none"> a. The <i>gross floor area</i> of any building or structure on a site must not exceed 50 m² per site; b. The building or structure must not exceed one storey and must not exceed a maximum height of 5 m; c. Maximum of one <i>residential unit</i> per site; d. Any roof cladding must be of matte 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%. e. Cladding is limited to natural materials and/or recessive colours with light reflectivity value (LRV) of 35% or less. 	<ul style="list-style-type: none"> 2. The effect of the scale and location on the identified characteristics and values within an <i>Outstanding Natural Feature and Landscape</i>; and 3. The effect of the reflectivity and colour of external materials on the identified characteristics and values within an <i>Outstanding Natural Feature and Landscape</i>.
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PA – Public Access

The Wairarapa has an extensive coastline and numerous freshwater bodies, including Lake Wairarapa and the Ruamahanga, Waingawa, Waiohine and Tauherenikau Rivers, that are important natural features and highly valued for cultural and recreation uses. Therefore, public access to these 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 Resource Management Act 1991. 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 waterbodies and the *Coastal Marine Area* throughout the Wairarapa. This role includes through 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 water body.

Objectives

PA-O1	Public access and enjoyment
<p>Public access to and enjoyment of the coast, rivers, lakes and wetlands and their margins is maintained and enhanced in a manner that:</p> <ol style="list-style-type: none"> 1. preserves their natural character, indigenous biodiversity, landscape, historic heritage and cultural values; and 2. minimises incompatibility of providing public access with adjoining activities. 	

Policies

PA-P1	Esplanade reserves and strips and access strips
<p>Require, where appropriate, any subdivision of land to provide esplanade reserves or esplanade strips to form a connected series of esplanade reserves/strips of minimum width of 10m along <i>waterbodies</i> and the <i>Coastal Marine Area</i> where:</p> <ol style="list-style-type: none"> 1. 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 2. the subdivision of land adjoins or can provide improved access to <i>Significant Waterbodies</i>. 	
PA-P2	Compatible activities
<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 waterbodies.</p>	
PA-P3	Public access to the <i>Coastal Marine Area</i>
<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"> 1. To protect natural habitats; 2. To protect sites and activities of cultural value to Māori; 3. To protect historic heritage features and areas; or 4. To protect public health and safety. 	

SUB – Subdivision

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.

Subdivision will be assessed against the Subdivision Design Guide, in conjunction with the District Plan objectives, policies, rules, standards, and any relevant structure plans. The [Subdivision Design Guide] provides best practice infrastructure and subdivision design guidelines and outlines the type and quality of outcomes the Councils are seeking for new subdivisions within the districts.

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: 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.

Note: This Draft District Plan does not contain the Subdivision Design Guide referred to in this chapter. This Design Guide will be considered and prepared during the next phase in preparing the Proposed District Plan.

Objectives

SUB-O1	Subdivision and development design
<p>Subdivision and developments create allotments and patterns of land use and development that:</p> <ol style="list-style-type: none"> a. Provides for the anticipated purpose, character, and amenity of each zone and the qualities and values of the site(s) including natural features and landscapes, waterbodies, indigenous biodiversity, historic heritage, and sites and areas of significance to Māori; 	

- b. Provides for a variety of housing types that cater for the range of community needs, such as affordability, accessibility, and lifestyle;
- c. Are well-functioning, accessible, integrated, and connected with adjoining neighbourhoods;
- d. Provides accessible and well-designed open space areas;
- e. Protects cultural, heritage, and natural values; and
- f. Responds to the risks of natural hazards and is resilient to climate change.

SUB-O2**Servicing**

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:

- 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
- b. Subdivisions in Rural Zones can be serviced via on-site measures.

SUB-O3**Future development**

Subdivision and development is provided for where it integrates with the existing and planned development of land, roads, and infrastructure, and avoids fragmentation or development that undermines the effective and efficient provisions of infrastructure and roads.

Policies

SUB-P1**Creation and design of allotments**

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:

- 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;
- b. Maintains the integrity of the zone with lot sizes sufficient to accommodate intended land uses;

- c. Within the urban boundary, development is adequately served by public open space that is accessible, useable, and well-designed, that encourage social interaction, neighbourhood cohesion, and a sense of place;
- d. Has legal and physical access to each allotment created by the subdivision;
- e. Creates esplanade reserves and access where land adjoins MHWS and/or rivers whose bed has an average width of 3 metres or more;
- 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
- 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.

SUB-P2**Provide integrated infrastructure at subdivision**

Require subdivision to be located where appropriate infrastructure is available, or to provide infrastructure in an integrated and comprehensive manner by:

- a. Ensuring appropriate infrastructure 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 infrastructure;
- b. Requiring connections to Council's reticulated systems within the urban boundary to meet the performance criteria of the relevant Council;
- 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 infrastructure, and that there is sufficient water supply capacity for firefighting purposes;
- 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 public transport; and
- g. Achieving safe and efficient access onto and from state highways.

SUB-P3**Subdivision containing natural features or sites or items with significant values**

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.

SUB-P4**Subdivision in areas with significant risks from natural hazards**

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; or
- b. Results in adverse effects on the stability of land and buildings; or
- c. Accelerates, worsens, or results in material damage to land, buildings, or people from natural hazards; or
- d. Does not provide safe, flood-free, and stable building platforms at the time of subdivision.

SUB-P5**Rural character and amenity values of subdivision in the General Rural Zone**

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.

SUB-P6**Avoid inappropriate subdivision in the General Rural Zone**

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, 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.

SUB-P7	Subdivision in the Future Urban Zone
<p>Avoid subdivision within the Future Urban Zone that may result in one or more of the following:</p> <ul style="list-style-type: none"> 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. 	

Rules

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.

Note: 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.

SUB-R1	<i>Boundary adjustment</i>
Residential Zones Commercial and Mixed Use Zones General Industrial Zone	<p>1. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with: <ul style="list-style-type: none"> i. SUB-S1, SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, and SUB-S9; and ii. The relevant standards of the underlying zone. <p>Matters of control:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1 and SUB-P2;

Open Space and Recreation Zones Future Urban Zone	<ol style="list-style-type: none"> 2. The size, design and layout of lots that would exist after the boundary adjustment, including the effects of any additional permitted activity development potential resulting from the reconfigured layout; 3. Legal and physical access to and from lots affected by the boundary adjustment; 4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites; 5. Any change to the effects on the transport network or three waters infrastructure; 6. Where relevant, compliance Council's engineering standards; and 7. The matters referred to in sections 108 and 220 of the Act.
Rural Zones	<ol style="list-style-type: none"> 2. Activity status: Controlled <p>Where:</p> <ol style="list-style-type: none"> a. The minimum lot size of any lot created by the boundary adjustment is 0.5ha; and b. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with: <ol style="list-style-type: none"> i. SUB-S1, SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, and SUB-S9; and ii. The relevant standards of the underlying zone. <p>Matters of control:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, and SUB-P7; 2. The size, design and layout of lots that would exist after the boundary adjustment, including the effects of any additional permitted activity development potential resulting from the reconfigured layout; 3. Legal and physical access to and from lots affected by the boundary adjustment; 4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites; 5. Any change to the effects on the transport network or three waters infrastructure; 6. Where relevant, compliance with Council's engineering standards; and 7. The matters referred to in sections 108 and 220 of the Act.
All Zones	<ol style="list-style-type: none"> 3. Activity status: Restricted discretionary

	<p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with SUB-R1(1)(a)(ii); or Compliance is not achieved with SUB-R1(2)(b)(ii); or Compliance is not achieved with standard(s) SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, or SUB-S9. <p>Matters of discretion:</p> <ol style="list-style-type: none"> The matters set out in Policies SUB-P1 and SUB-P2; 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; and The size, design and layout of lots that would exist after the boundary adjustment, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.
All Zones	<p>4. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with SUB-S1; or Compliance is not achieved with SUB-R1(2)(a).

SUB-R2	<i>Subdivision of land to create additional allotment(s)</i>
Residential Zones Commercial and Mixed Use Zones General Industrial Zone	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; and Compliance is achieved with SUB-S1, SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, and SUB-S9. <p>Matters of control:</p> <ol style="list-style-type: none"> The matters set out in Policies SUB-P1 and SUB-P2; The size, design, shape, location, and layout of lots; Efficient use of land and compatibility with the role, function and predominant character of the zone; The subdivision layout and accessibility from and connections to surrounding neighbourhoods; Protection, maintenance or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous

	<p>vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites;</p> <ol style="list-style-type: none"> 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 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; 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; 13. Management of construction effects, including traffic movements, heavy vehicle movements, hours of operation, noise, vibration, earthworks and erosion and sediment control; 14. The staging of development and timing of works; 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 network utilities and significant hazardous facilities; 16. Financial contributions; 17. Bonds and other payments and guarantees; and 18. The matters referred to in sections 108 and 220 of the Act.
Rural Zones	<p>2. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards;

- b. Compliance is achieved with SUB-S1, SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, and SUB-S9;
- c. There is no direct access to State Highway 53, 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, and SUB-P6;
- 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;
- 13. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control;

		<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 network utilities and significant hazardous facilities;</p> <p>16. Financial contributions;</p> <p>17. Bonds and other payments and guarantees; and</p> <p>18. The matters referred to in sections 108 and 220 of the Act.</p>
	Future Urban Zone	<p>3. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; b. Compliance is achieved with SUB-S1, SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, and SUB-S9; and c. One additional allotment is created from the parent title, with a minimum balance lot size of 20 hectares. <p>Matters of control:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, and SUB-P7; 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; 3. Legal and physical access to and from lots; 4. Protection, maintenance, or enhancement of natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites of significance to Māori, or archaeological sites; 5. Financial contributions; 6. Bonds, and other payments and guarantees; 7. Areas identified as required for infrastructure, transport, or other purposes as identified in any strategic documents adopted by the relevant Council; and 8. The matters referred to in section 108 and 220 of the Act.
	General Residential Zone	<p>4. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with Rule SUB-R2(1)(a); or

	<p>b. Compliance is not achieved with standards SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, or SUB-S9.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. SUB-P1, SUB-P2, SUB-P3, and SUB-P4; 2. Whether the subdivision is located in a designated growth area; 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; 4. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control; 5. Roading layout; 6. Management of potential reverse sensitivity effects on existing land uses, including network utilities, or significant hazardous facilities; 7. The matters referred to in sections 108 and 220 of the Act.
Settlement Zone	<p>5. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with Rule SUB-R2(1)(a); or b. Compliance with is not achieved with standard(s) SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, or SUB-S9. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, and SUB-P4; 2. The ability to achieve on-site servicing in compliance with Council's engineering standards; 3. Integration with the character and amenity of the existing township; 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; 5. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control; 6. Management of potential reverse sensitivity effects on existing land uses, including network utilities, or significant hazardous facilities;

	<p>7. Infrastructure capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing; and</p> <p>8. The matters referred to in sections 108 and 220 of the Act.</p>
Rural Zones	<p>6. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with is not achieved with standard(s) SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, or SUB-S9.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, and SUB-P6; 2. The ability to achieve on-site servicing in compliance with Council's engineering standards; 3. Integration with the character and amenity of the existing township; 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; 5. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control; 6. Management of potential reverse sensitivity effects on existing land uses, including network utilities, or significant hazardous facilities; 7. Infrastructure capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing; and <p>1. The matters referred to in sections 108 and 220 of the Act.</p>
Rural Zones	<p>7. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-R2(2)(c) or (d).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6; 2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.

Commercial and Mixed Use Zones General Industrial Zone	8. Activity status: Discretionary Where: a. Compliance is not achieved with SUB-R2(1)(a) or (b).
Open Space and Recreation Zones	9. Activity status: Discretionary.
Residential Zones Rural Zones Commercial and Mixed Use Zones General Industrial Zone Open Space and Recreation Zones	10. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-S1.
Future Urban Zone	11. Activity status: Non-complying Where: 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	1. Activity status: Controlled Where: 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. Matters of control: 1. The matters set out in Policies SUB-P1 and SUB-P2;

		<ol style="list-style-type: none"> 2. The size, design, and layout of lots for the purpose of public works, network utilities, reserves or access; 3. Legal and physical access to and from lots; 4. Protection, maintenance or enhancement of natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites of significance to Māori, or archaeological sites; 5. Where relevant, compliance with Council's engineering standards; and 6. The matters referred to in sections 108 and 220 of the Act.
	All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with SUB-R3(1) is not achieved. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1 and SUB-P2; 2. The size, design, and layout of lots for the purpose of public works, network utilities, reserves or access; 3. Legal and physical access to and from lots; 4. Protection, maintenance or enhancement of natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites of significance to Māori, or archaeological sites; 5. Where relevant, compliance with the Council's engineering standards; and 6. The matters referred to in sections 108 and 220 of the Act.

SUB-R4		<i>Subdivision of land less than 4 hectares in the General Rural Zone</i>
	General Rural Zone	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. The allotment subject to subdivision is located within either the South Wairarapa or Carterton District; b. The lot is no greater than 4 ha in area; c. No provision is used more than one and no retention of rights occurs; d. Either: <ol style="list-style-type: none"> i. One additional allotment is created and the balance area remaining from the record of title subject to subdivision is no less than 1.5 ha; or

	<ul style="list-style-type: none"> ii. Two additional allotments are created and the balance area remaining from the record of title subject to subdivision is no less than 2.5 ha. e. Compliance is achieved with SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, and SUB-S9; f. There is no direct access to State Highway 53, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway; and g. There is no direct access to State Highway 2. <p>Matters of control:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6; 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 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; 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;
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	<ul style="list-style-type: none"> 13. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; 14. The staging of development and timing of works; 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 network utilities and significant hazardous facilities; 16. Financial contributions; 17. Bonds and other payments and guarantees; and 18. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with is not achieved with standard(s) SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, or SUB-S9. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, and SUB-P6; 2. The ability to achieve on-site servicing in compliance with Council's engineering standards; 3. Integration with the character and amenity of the existing township; 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; 5. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control; 6. Management of potential reverse sensitivity effects on existing land uses, including network utilities, or significant hazardous facilities; 7. Infrastructure capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing; and 8. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SUB-R4(1)(e) or (f).

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6; and 2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.
General Rural Zone	<p>4. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SUB-R4(1)(a), (b), or (c).

SUB-R5	<i>Subdivision of land around existing lawfully established buildings (excluding accessory buildings) or buildings (excluding accessory buildings)</i>
General Rural Zone	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. There is no more than one additional allotment created; b. The additional allotment is no less than 0.5 ha; c. The balance area remaining from the record of title subject to subdivision is no less than 40 hectares; d. No vacant allotments are created in the General Rural Zone; e. Compliance is achieved with SUB-S1, SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, SUB-S7, SUB-S8, and SUB-S9; f. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; g. There is no direct access to State Highway 53, any Limited Access Road, Masterton Heavy Traffic Bypass or the Wairarapa Railway; and h. There is no direct access to State Highway 2. <p>Matters of control:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6; 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;

	<ol style="list-style-type: none"> 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 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; 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; 13. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; 14. The staging of development and timing of works; 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 network utilities and significant hazardous facilities; 16. Financial contributions; 17. Bonds and other payments and guarantees; and 18. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SUB-R4(1)(f) or (g).

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

SUB-R6		<i>Subdivision of land within or partially within hazard areas</i>
	All zones	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. A building platform is located in a <i>low hazard area</i>.

		<p>Matters of control:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies NH-P4, SUB-P1, and SUB-P2; 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; 3. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards; 4. The subdivision design and layout, and the design and location of any building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform; 5. Legal and physical access to and from lots; 6. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; 7. The staging of development and timing of works; 8. Management of potential reverse sensitivity effects on existing land uses; 9. Financial contributions; 10. Bonds and other payments and guarantees; 11. Where relevant, compliance with Council's engineering standards; and 12. The matters referred to in sections 108 and 220 of the Act.
	All zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. A building platform is located in a <i>moderate hazard area</i>.
	All zones	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> a. A building platform is located in a <i>high hazard area</i>.

SUB-R7	Subdivision of land within or partially within a <i>Significant Natural Areas</i>
All zones	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. A Conservation Lot is created that complies with the following: <ol style="list-style-type: none"> 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

	<p>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.</p> <ul style="list-style-type: none"> ii. The covenant is to incorporate any specified protective or enhancement measures to main or enhance its value or physical security. iii. The application is to include sufficient detail for the Council to ascertain the ecological values of the area. iv. The conservation lot does not need to meet the relevant minimum lot area requirements. <p>Matters of control:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6; 2. The significance and values of the vegetation and habitat; 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; 4. The measures to avoid or minimise the loss, damage or disruption to ecological processes, functions and integrity of the vegetation and habitat; 5. The effects of the subdivision on the significance and values of the vegetation and habitat, including potential cumulative effects; 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; 7. Legal and physical access to and from lots; 8. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; 9. The staging of development and timing of works; 10. Management of potential reverse sensitivity effects on existing land uses; 11. Financial contributions; 12. Bonds and other payments and guarantees; 13. Where relevant, compliance with Council's engineering standards; and 14. The matters referred to in sections 108 and 220 of the Act.
All zones	<p>2. Activity status: Non-complying</p> <p>Where:</p>

a. Compliance with SUB-R7(1) is not achieved.

SUB-R8	Subdivision of land containing a scheduled heritage building or item, or of land within a scheduled heritage precinct
<p>All zones</p>	<p>1. Activity status: Restricted discretionary.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policy HH-P12, SUB-P1, and SUB-P2; 2. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites; 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; 4. The subdivision design and layout, and the design and location of any building platforms and access to minimise earthworks and land disturbance; 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; 6. Legal and physical access to and from lots; 7. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; 8. The staging of development and timing of works; 9. Management of potential reverse sensitivity effects on existing land uses; 10. Financial contributions; 11. Bonds and other payments and guarantees; 12. Where relevant, compliance Council's engineering standards; and 13. The matters referred to in sections 108 and 220 of the Act.

SUB-R9	<i>Subdivision of land creating new vested roads</i>
<p>All Zones</p>	<p>1. Activity status: Restricted discretionary.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1 and SUB-P2

	<ol style="list-style-type: none"> 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; 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; 4. Legal and physical access to and from lots; 5. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; 6. The staging of development and timing of works; 7. Management of potential reverse sensitivity effects on existing land uses; 8. Financial contributions; 9. Bonds and other payments and guarantees; 10. Where relevant, compliance with Council's engineering standards; and 11. The matters referred to in sections 108 and 220 of the Act.
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SUB-R10	Subdivision of land in the National Grid Corridor
All zones	<ol style="list-style-type: none"> 1. Activity status: Restricted discretionary <p>Where:</p> <ol style="list-style-type: none"> a. All resulting allotments, except allotments for access or a public work, demonstrate that they are capable of locating a building platform for the principal building and any residential unit or sensitive activity outside of the National Grid yard; and b. Vehicle access to National Grid assets is maintained. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, and the relevant policies in the NU - Network Utilities chapter; 2. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001); 3. The provision for the on-going efficient operation, maintenance, development, and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading;

		<ol style="list-style-type: none"> 4. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms; 5. The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid 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; 6. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid; 7. The outcome of any consultation with Transpower; and 8. The extent to which the subdivision plan clearly identifies the National Grid and proposed building platforms. 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; 10. Legal and physical access to and from lots; 11. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; 12. The staging of development and timing of works; 13. Financial contributions; 14. Bonds and other payments and guarantees; 15. Where relevant, compliance with Council's engineering standards; and 16. The matters referred to in sections 108 and 220 of the Act.
	All zones	<p>2. Activity status: Non-complying.</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with SUB-R10(1).</p> <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>

SUB-R11	<i>Subdivision within the Coastal Environment</i>
All zones	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p>

	<ul style="list-style-type: none"> a. A proposed building platform is identified for each proposed allotment that is capable of accommodating a building that complies with the permitted activity standards of the underlying zone; and 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 c. Any allotments created has a minimum allotment size of 40ha. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, and the policies of the CE - Coastal Environment chapter; 2. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites; 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; 4. The subdivision design and layout, and the design and location of any building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform; 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; 6. Legal and physical access to and from lots; 7. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; 8. The staging of development and timing of works; 9. Management of potential reverse sensitivity effects on existing land uses; 10. Financial contributions; 11. Bonds and other payments and guarantees; 12. Where relevant, compliance with Council's engineering standards; and 13. The matters referred to in sections 108 and 220 of the Act.
All zones	<p>2. Activity status: Non-complying</p> <p>Where:</p>

- | | |
|--|--|
| | a. Compliance with SUB-R11(1) is not achieved. |
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SUB-R12	<i>Subdivision within an Outstanding Natural Feature and Landscape</i>
All Zones	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. A proposed building platform is identified for each proposed allotment that is capable of accommodating a building that complies with the permitted activity standards of the General Rural Zone; and b. Any allotments created has a minimum allotment size of 40ha. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, and the policies of the NFL - Natural Features and Landscapes chapter; 2. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, sites of significance to Māori, or archaeological sites; 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; 4. The subdivision design and layout, and the design and location of any building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform; 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; 6. Legal and physical access to and from lots; 7. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; 8. The staging of development and timing of works; 9. Management of potential reverse sensitivity effects on existing land uses; 10. Financial contributions; 11. Bonds and other payments and guarantees;

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

SUB-R13	Subdivision of land containing a site or area of significance to Māori listed in SCHED4
All zones	1. Activity status: Discretionary.

Standards

SUB-S1	Minimum <i>allotment</i> size	
All zones 1. All allotments created must comply with the minimum allotment size set out in SUB - Table 1: Minimum allotment size.		Matters of discretion: Not applicable.
SUB-S2	<i>Building platforms</i>	
Residential Zones, Rural Zones, Commercial and Mixed Use Zones, General Industrial Zone 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.		Matters of discretion: 1. The relevant matters of discretion the underlying zone standard(s) that is/are not complied with; and 2. Whether a smaller building platform is practicably feasible, which should be shown via detailed design of the proposed residential unit.
SUB-S3	<i>Drinking water supply</i>	
General Residential Zone, Commercial and Mixed Use Zones, General Industrial Zone 1. All new allotments must be provided with a connection to Council's reticulated water supply systems at the allotment boundary,		Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site; and

<p>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 accordance with Council's engineering standards.</p> <p>Rural Zones</p> <p>4. Where a connection to Council's reticulated wastewater 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>2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.</p>
SUB-S4	Wastewater disposal
<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</p>	<p>Matters of discretion:</p> <p>1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site; and</p> <p>2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.</p>

<p>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 a septic tank, soakage field, 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 instability, slippage, 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 Council's engineering standards.</p>	
SUB-S5	<i>Stormwater management</i>
<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</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site; and 2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.

<p>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 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, inundation, or used for the disposal of wastewater.</p>	
SUB-S6	Network utility services
<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 200 metres of any boundary of any new lot.</p>	<p>Matters of discretion:</p> <p>1. Alternative provision of power supply and telecommunications.</p>
SUB-S7	Transport, access, and connectivity
<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 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; and</p> <p>5. The suitability of any alternative design options.</p>
SUB-S8	Esplanade reserves, esplanade strips, and access strips
<p>All Zones</p> <p>1. Any subdivision of land less than 4 hectares that involves the creation of one or more sites that adjoins:</p> <ul style="list-style-type: none"> a. The line of MHWS; or b. The bank of a lake or a river whose bed has an average width of 3m or more <p>must provide a minimum 10m wide esplanade reserve or esplanade strip in accordance with section 230 of the RMA.</p> <p>2. The esplanade reserve or esplanade strip 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 4 hectares 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"> a. Significant waterbody b. Heritage feature or site of significance to Māori c. Significant natural area <p>shall provide a minimum 10m-wide access strip.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Whether safe public access and recreational use is already possible and can be maintained for the future; 2. Whether an esplanade strip would better provide for public and customary access, recreation, hazard management, stormwater management, and ecological values; 3. The extent to which ecological values and landscape features of the land adjoining the coast or other waterbody will be adversely affected; 4. The extent to which any scheduled historic heritage places and sites and areas of significance to Māori will be adversely affected; 5. Whether any reduced width of an esplanade reserve or strip is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long-term effects of climate change; 6. Whether a full-width esplanade reserve or esplanade strip is not required to maintain the natural character and amenity of the coastal environment; and 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.
SUB-S9	Financial contributions
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.	

SUB - Table 1 Minimum allotment sizes

Residential Zones	
GRZ: General Residential Zone	350m ² with an average of 400m ² for subdivisions creating 3 or more lots
LDRO: Low Density Residential Overlay	450m ² with an average of 500m ² for subdivisions creating 3 or more lots
MDRO: Medium Density Residential Overlay	200m ²
SETZ: Settlement Zone	Masterton District: 400m ² South Wairarapa District: 1,000m ²
Rural Zones	
GRUZ: General Rural Zone	40 hectares
RLZ: Rural Lifestyle Zone	0.5 hectares
Commercial and Mixed Use Zones	
NCZ: Neighbourhood Centre Zone	No minimum lot size
TCZ: Town Centre Zone	No minimum lot size
MUZ: Mixed Use Zone	No minimum lot size
Industrial Zones	

GIZ: General Industrial Zone	No minimum lot size
Open Space and Recreation Zones	
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
Special Purpose Zones	
MPZ: Māori Purpose Zone	No minimum lot size
FUZ: Future Urban Zone	40 hectares with 20-hectare balance lot.

ASW – Activities on the Surface of Water

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 water bodies. The water itself, as well as the beds of lakes and rivers, are managed by the 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 Regional Council.

The Wellington Regional Navigation Safety Bylaws 2021 also apply 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 Environmental Values chapters. 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 Rangitāne Deed of Settlement.

Objectives

ASW-01	Values of rivers, lakes and wetlands
To maintain or enhance the natural character, ecological, cultural, amenity and recreational values of the Wairarapa's rivers, lakes, and wetlands by managing the adverse effects of development and activities on the surface of water.	

Policies

ASW-P1	Existing activities
Recognise and provide for existing recreational activities in lakes, rivers, and wetlands that do not cause detrimental effects on freshwater environments.	

ASW-P2	Appropriate activities
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.	
ASW-P3	Appropriate structures
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 be located in this environment (for example, culverts, bridges or stock crossings, maimais, small recreational structures and flood defence systems).	
ASW-P4	Cumulative effects
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.	
ASW-P5	Conflicting uses
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

Note:

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.

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

ASW-R1	Activities on or above the surface of water in rivers, lakes and wetlands (excluding motorised commercial recreation and structures)
All zones	1. Activity status: Permitted

ASW-R2		Structures on or above the surface of water in rivers, lakes and wetlands
	All zones	<p>1. Activity status: Permitted</p> <p>Where any structure is:</p> <p>a. Less than 10 square metres in gross floor area.</p>
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The structure is a bridge that does not comply with standard ASW-R2(1)(a).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The scale, character and nature of the activity. 2. The operational or functional need for the structure. 3. Potential for conflict between the activity and other users of the same waterbody. 4. Effects of activities on land associated with the proposed activity including the impact on public access. 5. Extent to which the activity will reduce opportunities for recreational activities. 6. Effects of the activity on the natural character, ecological, cultural, amenity and recreational values of the waterbody.
	All zones	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Rule ASW-R2(1)(a) is not complied with and Rule ASW-R2(2)(a) does not apply.</p>

ASW-R3		Any motorised commercial recreation on the surface of freshwater.
	All zones	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The scale, character and nature of the activity, including the frequency and size of watercraft associated with the activity. 2. Potential for conflict between the activity and other users of the same waterbody.

	<ul style="list-style-type: none">3. Effects of activities on land associated with the proposed activity including the impact on public access.4. Extent to which the activity will reduce opportunities for recreational activities.5. Effects of the activity on the natural character, ecological, cultural, amenity and recreational values of the waterbody.
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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 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 District Plan achieves this by identifying and mapping a *Coastal Environment Overlay Area* that recognises the extent and characteristics of the *Coastal Environment* 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, 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 Section 14 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 New Zealand Coastal Policy Statement. 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 New Zealand Coastal Policy Statement directs to identify and map coastal hazards that pose a high risk with a forecast of 100 years. Where coastal hazards not well understood, or there is insufficient information to understand the risk but adverse effects are potentially significant, the New Zealand Coastal Policy Statement guides 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 Mean High-Water Springs 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

CE-O1	<i>Coastal Environment</i>
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.	
CE-O2	<i>Coastal Natural Character</i>
<p>The natural character of the <i>Coastal Environment</i> is preserved, including:</p> <ol style="list-style-type: none"> 1. 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 2. maintaining, and where appropriate enhancing natural character in all other areas of the <i>Coastal Environment</i>. 	
CE-O3	<i>Risk from coastal hazards</i>
The risk and consequences from coastal hazards on people, property, infrastructure and the environment are not increased.	
CE-O4	<i>Tangata Whenua values</i>
Tangata whenua values, mātauranga and tikanga are recognised in resource management processes for the <i>Coastal Environment</i> .	
CE-O5	<i>Activities in the Coastal Environment</i>
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

CE-P1	<i>Coastal Environment</i>
<p>Identify the extent of the <i>Coastal Environment</i> based on characteristics of the environment, including:</p> <ol style="list-style-type: none"> 1. Areas where coastal processes, influences or qualities are significant; and 2. Elements and features that contribute to the natural character, landscape, visual amenity qualities or amenity values; and 	

3. Identifying sections of the <i>Coastal Environment</i> with similar characteristics and qualities.	
CE-P2	<i>Outstanding Natural Character</i>
<p>Avoid adverse effects from subdivision, use and development on the identified qualities, characteristics and values of <i>Outstanding Natural Character</i> by:</p> <ol style="list-style-type: none"> 1. Only providing for <i>conservation activities</i> and <i>customary activities</i>; and 2. Avoid adverse effects on those qualities, characteristics and values of any other activities. 	
CE-P3	<i>Very High and High Natural Character</i>
<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> <ol style="list-style-type: none"> 1. 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 2. Is demonstrated it is appropriate by: <ol style="list-style-type: none"> a. having an <i>operational need</i> or <i>functional need</i> to be located in this area; b. minimising <i>earthworks</i> and changes to the landform; and c. 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; and d. <i>Indigenous vegetation</i> and habitats of indigenous fauna is retained and/or restoring and rehabilitating <i>indigenous vegetation</i> and habitats of indigenous fauna, using coastal plant species sourced from the local ecological district; and e. enabling the repair, maintenance and removal of existing <i>infrastructure</i>; f. enabling the continuation, or enhancing, of tangata whenua cultural and spiritual values and <i>customary activities</i>. 	
CE-P4	<i>Activities and Subdivision within the Coastal Environment</i>
<p>Manage subdivision, use and development within the <i>Coastal Environment</i> to ensure:</p> <ol style="list-style-type: none"> 1. 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 2. The form, scale and nature of the activity will not detract from the natural character of the <i>Coastal Environment</i> by: 	

- a. 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; and
- b. Minimising the landscape and visual effects of built form by careful siting of buildings and structures; and
- c. Rehabilitating *earthworks* to ensure that they are well integrated with the surrounding landform; and
- d. Minimising *modification* of vegetation clearance and incorporating revegetation and planting of disturbed areas; and
- e. Maintaining and where appropriate restoring the abiotic, biotic and experiential characteristics of natural character within the *Coastal Environment*.
- f. Public access, customary access and recreational use is maintained and enhanced; and
- g. Significant adverse effects on indigenous vegetation and habitats of indigenous fauna are avoided; and
- h. Indigenous vegetation and habitats of indigenous fauna is retained and/or restoring and rehabilitating indigenous vegetation and habitats of indigenous fauna, using coastal plant species sourced from the local ecological district where practicable; and
- i. 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*; and
- j. The location, design and scale of structures, buildings and activities avoid or mitigate risks to people and property from coastal hazards and the risk to other people, properties and activities is not increased; and
- k. 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:

1. providing for residential units within existing coastal settlements to ensure the special qualities of each settlement are maintained; and
2. providing for residential units that are located, designed and of a scale necessary to support *primary production*; and
3. 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

4. avoiding rural lifestyle development to ensure there is no proliferation of residential units and fragmentation of productive land throughout the <i>Coastal Environment</i> to protect special values and characteristics.	
CE-P6	Infrastructure
<ol style="list-style-type: none"> 1. Provide for the maintenance, repair and removal of existing <i>infrastructure</i> in areas identified as <i>Very High Natural Character</i>, and 2. Only allow new <i>infrastructure</i> to be established in areas identified as <i>Very High Natural Character</i> where: <ol style="list-style-type: none"> a. It has an <i>operational need</i> or <i>functional need</i> for the location; and b. It is designed to maintain the natural character values; and c. Any significant adverse effects natural character values will be avoided and all other effects will be avoided, and where this is not practicable, will be appropriately mitigated. 	
CE-P7	Coastal Archaeology
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.	
CE-P8	Precautionary approach to coastal hazards
<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"> 1. Only providing for activities that have an <i>operational need</i> or <i>functional need</i> within the <i>foreshore protection area</i>; and 2. Avoid new residential activities within the <i>foreshore protection area</i>; and 3. For activities within the <i>foreshore protection area</i> that satisfy the above, effects will be managed 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. 	
CE-P9	Soft engineered solutions
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 risk to people, property and infrastructure.	

Rules

Note:

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.

CE-R1		<i>Earthworks or buildings and structures (including construction, additions and alterations) within the Coastal Environment</i>
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with CE-S1 and CE-S3; or b. <i>Earthworks or buildings and structures</i> is associated with <i>conservation activities or customary activities</i>; <p>and</p> <ul style="list-style-type: none"> c. <i>Earthworks or buildings and structures</i> is not located within an area identified as <i>Outstanding Natural Character</i> or <i>Very High and High Natural Character</i>; and d. <i>Earthworks or buildings and structures</i> is not associated with a new <i>residential activity</i> within the <i>foreshore protection area</i>.
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with CE-R1(1)(a) is not met. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 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.

CE-R2		<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>
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p>

		<ul style="list-style-type: none"> a. Compliance is achieved with CE-S1, CE-S2 and CE-S3; or b. <i>Earthworks, modification of vegetation or buildings and structures</i> is associated with <i>conservation activities or customary activities</i>.
	All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with CE-R2(1)(a) is not met; and b. The maximum area of <i>earthworks</i> does not exceed 500 m² per site; and c. The maximum area of any <i>modification of indigenous vegetation</i> does not exceed 500 m² per site; and d. Any building or structure does not exceed: <ul style="list-style-type: none"> i. A <i>gross floor area</i> of 200 m²; and ii. A maximum height of 5 m. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 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.

CE-R3		<i>Earthworks, modification of vegetation or buildings and structures (including construction, additions and alterations) within Areas of Outstanding Natural Character</i>
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. <i>Earthworks, modification of vegetation or buildings and structures</i> is associated with <i>conservation activities or customary activities</i>; and b. The maximum area of earthworks does not exceed 50 m² per site; and c. The maximum area of and <i>modification of vegetation</i> does not exceed 50 m² per site; and d. Any building or structure does not exceed: <ul style="list-style-type: none"> i. A <i>gross floor area</i> of 50 m²; and ii. A maximum height of 5 m.
	All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p>

	<ol style="list-style-type: none"> a. Compliance with CE-R3(1) is not met; and b. <i>Earthworks, modification of vegetation or buildings and structures</i> is not associated with <i>plantation forestry</i>; and c. The maximum area of <i>earthworks</i> does not exceed 50 m² per site; and d. The maximum area of and <i>modification of vegetation</i> does not exceed 50 m² per site; and e. Any building or structure does not exceed: <ol style="list-style-type: none"> i. A <i>gross floor area</i> of 50 m²; and ii. A maximum height of 5 m. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The degree of change to the natural landform; and 2. The effects of activity on the identified characteristics and values of the <i>Outstanding Natural Character area</i>; and 3. Whether the activity has an <i>operational need</i> or <i>functional need</i> for the location; and 4. The effect of the reflectivity and colour of external materials on the identified characteristics and values of the <i>Outstanding Natural Character</i>.
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CE-R4	<i>Subdivision within the Coastal Environment</i>
All zones	<ol style="list-style-type: none"> 1. Activity status: Restricted discretionary <p>Where:</p> <ol style="list-style-type: none"> a. A proposed building platform is identified for each proposed allotment that is capable of accommodating a building that complies with the permitted activity standards of the underlying zone; and b. A building platform is not located in an area of <i>Outstanding Natural Character, Very High and High Natural Character</i> or <i>Foreshore Protection Area</i>; and c. Any allotments created has a minimum allotment size of 40ha. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Efficient use of land and compatibility with the values and characteristics of the <i>Coastal Environment</i>; and 2. The nature and extent of any risk of coastal hazards and the suitability of the site to accommodate proposed future activities; and

		<ol style="list-style-type: none"> 3. The potential for the consequent use of the site to create, transfer or intensify coastal hazard risks; and 4. The measures proposed to avoid and mitigate the effects of any coastal hazards; and 5. The proposed location of servicing, building platforms and structures; and 6. The proposed minimum floor levels for identified building platforms; and 7. The location and extent of any associated <i>earthworks</i>.
	All zones	<ol style="list-style-type: none"> 2. Activity status: Non-complying <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with CE-R4(1) is not met.

CE-R5	<i>Plantation forestry</i>
	<ol style="list-style-type: none"> 1. Activity status: Non-complying <p>Where:</p> <ol style="list-style-type: none"> a. Any <i>plantation forestry</i> is within an area identified as <i>Outstanding Natural Character and Very High and High Natural Character</i>

CE-R6	<i>New residential activity within the foreshore protection area</i>
	<ol style="list-style-type: none"> 1. Activity status: Non-complying <p>Where:</p> <ol style="list-style-type: none"> 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>

CE-R7	<i>Earthworks, modification of indigenous vegetation or buildings and structures (including construction, additions and alterations) not otherwise listed in this chapter</i>
	<ol style="list-style-type: none"> 1. Activity status: Non-complying

Standards

CE-S1	<i>Earthworks</i>
<p>1. <i>Earthworks</i> within the <i>Coastal Environment</i> must not exceed:</p> <ol style="list-style-type: none"> a maximum cut or fill height greater than 3 m above ground level; and a maximum area of 500 m² per site. <p>2. <i>Earthworks</i> within <i>very high and high natural character</i> must not exceed:</p> <ol style="list-style-type: none"> A maximum cut or fill height greater than 1.5 m above ground level; and a maximum area of 50m² per site. <p>Except that:</p> <ol style="list-style-type: none"> <i>Earthworks</i> associated with maintaining existing farm tracks, 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). 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The degree of change to the natural landform; and The effect of the <i>earthworks</i> on the characteristics and values of the <i>Coastal Environment</i>; and The effect of the <i>earthworks</i> on the identified characteristics and values of the <i>very high and high natural character</i> area.
CE-S2	<i>Modification of indigenous vegetation</i>
<p><i>Modification of indigenous vegetation</i> must not exceed, in total area, 50 m² in any 12-month period.</p> <p>The following are exempt from the maximum permitted area of removal:</p> <ol style="list-style-type: none"> 3 m either side of, or within, an existing formed road, track, stock crossing or accessway; or 3 m of a fence, or other lawfully established structure; or 10 m of an existing lawfully established residential unit. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The scale of the <i>modification</i> of vegetation; and The effect of the <i>modification</i> of vegetation on the identified values and characteristics within an area identified as <i>Very High and High Natural Character</i>.

CE-S3	<i>Buildings and structures</i>
<ol style="list-style-type: none"> 1. Buildings and structures within the <i>Coastal Environment</i> must meet the following standards: <ol style="list-style-type: none"> a. The GFA of any individual building or structure on a site must not exceed 200 m²; b. The building or structure must not exceed a maximum height of 7 m; c. Maximum of one <i>residential unit</i> per site; d. Any roof cladding must be of matte 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 e. Cladding is limited to natural materials and/or recessive colours with light reflectivity value (LRV) of 35% or less. 2. Buildings and structures within the <i>Foreshore Protection Area</i> must meet the following standards: <ol style="list-style-type: none"> a. The GFA of the building or structure on a site must not exceed 15 m²; b. The building or structure must not exceed a maximum height of 3 m; and c. Buildings and structures must only be used for non-habitable purposes. 3. Buildings and structures within an area identified as <i>Very High and High Natural Character and Landscape</i> must meet the following standards: 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Whether the building or structure is integrated into the landform to limit prominence and protect the identified characteristics and values of the <i>Coastal Environment</i>; and 2. Whether the building or structure 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>; and 3. Whether there is a <i>functional need</i> or <i>operational need</i> for the location of the <i>building</i> or <i>structure</i>; and 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>; and 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>; and 6. The effect to natural hazard and coastal hazard risk including taking into account the likely long-term effects of climate change.

<p>a. The GFA of the building or structure on a site must not exceed 50 m²; and</p> <p>b. The building or structure must not exceed one storey and must not exceed a maximum height of 5 m.</p>	
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LIGHT – Light

Residential amenity is particularly sensitive to noise, artificial light, and other site-specific adverse effects. These effects can seriously impact upon the health and create considerable animosity between neighbours. The policies and 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 an important functional role, such as navigational aids and vehicle lights.

Objectives

LIGHT-O1	Effects of artificial light on general amenity values
To maintain and enhance amenity values that make the Wairarapa a pleasant place in which to live, work, and visit, by managing use of artificial light. .	
LIGHT-O2	Brightness and clarity of the night sky
To preserve the brightness and clarity of the Wairarapa night sky.	

Policies

LIGHT-P1	Avoid light spill and glare on adjoining sites and roads
Manage the intensity, location, and direction of artificial lighting to avoid light spill and glare onto adjoining sites and roads.	
LIGHT-P2	Protect the clarity and brightness of the night sky
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.	

LIGHT-P3	Effects of artificial light on amenity values are compatible with the receiving zone
Manage activities with unacceptable visual effects from artificial light on amenity values, in accordance with the qualities of each environmental zone. As a guide to determining if an activity has unacceptable visual effects from artificial light, considerations will be given to other policies relevant to a particular activity or environmental zone.	

Rules

Note: 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.

LIGHT-R1	Outdoor artificial light and glare
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with LIGHT-S1, LIGHT-S2, and LIGHT-S3.</p>
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with LIGHT-S1, LIGHT-S2, or LIGHT-S3.</p> <p>Matters of discretion:</p> <p>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.</p>

Standards

LIGHT-S1	Standards for outdoor artificial light and glare
1. A maximum artificial light level of 8 lux (lumens per square metre) measured at	<p>Matters of discretion</p> <p>1. The extent to which the light will adversely affect adjoining allotments;</p>

<p>1.5m above ground level at the site boundary.</p> <p>2. All outdoor lighting shall have a colour temperature of light emitted of 3000K Kelvin or lower.</p> <p>3. All outdoor lighting with a light output of 500 lamp lumens or greater shall be shielded or tilted so as to not emit any light at or above a horizontal plane measured at the light source.</p> <p>Exception: The provisions do not apply to specific types of activities or lighting which have an important functional or operational role, such as navigational aids and vehicle lights.</p> <p>Note: The standards for light must be measured and assessed in accordance with Standards AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.</p>	<p>2. The effects of light direction on the safe and efficient operation of the road network;</p> <p>3. The extent to which the lighting is necessary for functional and operational requirements, such as security, heritage, public amenity, or safety;</p> <p>4. The hours during which the lighting will operate;</p> <p>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; and</p> <p>6. The extent to which the light will contribute to skyglow and adversely affect the quality of viewing of the night sky.</p>
LIGHT-S2	Outdoor sports lighting
<p>The emission of light from outdoor sports lighting must meet the following standards:</p> <p>1. All outdoor sports lighting shall have a colour temperature of light emitted of 5700K Kelvin or lower.</p> <p>2. Outdoor sports lighting shall be designed to the illumination levels recommended in Australian Standard AS 2560 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 illuminance level by more than 50% and shall meet the recommended uniformity.</p> <p>3. Luminous intensity from any light source for any viewing angles at 1.5m height, at</p>	<p>Matters of discretion</p> <p>1. The extent to which the light will adversely affect adjoining allotments;</p> <p>2. The effects of light direction on the safe and efficient operation of the road network;</p> <p>3. The extent to which the lighting is necessary for reasons of security, heritage, public amenity, or safety;</p> <p>4. The hours during which the lighting will operate;</p> <p>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;</p>

<p>a distance of 45m beyond the field shall not exceed 1000 candela.</p> <p>4. Outdoor sports lighting shall not operate between 10pm and 6am.</p> <p>5. All outdoor sports lighting shall provide the following controls:</p> <ul style="list-style-type: none"> a. Automatic curfew controls to ensure the lighting is off between 10pm and 6am. b. Local control to turn lights on and off. c. If the lighting has a lighting level for competition, it shall also have a selectable lower lighting level for training. <p>Exception: The provisions do not apply to specific types of activities or lighting which have an important functional role, such as navigational aids and vehicle lights.</p> <p>Note: The standards for light must be measured and assessed in accordance with Standards AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.</p>	<p>6. The extent to which the light will contribute to skyglow and adversely affect the quality of viewing of the night sky; and</p> <p>7. For outdoor sports lighting, whether the lighting is consistent with the requirements of Australian Standard AS 2560 Guide to sports lighting.</p>
LIGHT-S3	Road lighting
<p>1. Urban carriageway lighting must meet:</p> <ul style="list-style-type: none"> 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; b. AS/NZS 1158.6:2004 Road Lighting (including subsequent amendments); and c. NZ Transport Agency (Waka Kotahi) M30 Specifications and guidelines for road lighting design. 	<p>Matters of discretion</p> <ul style="list-style-type: none"> 1. The extent to which light or lack of light will adversely affect adjoining allotments; 2. The effects of light or lack of light on the safe and efficient operation of the road network; 3. The extent to which the lighting is necessary for reasons of security, heritage, public amenity, or safety; 4. The hours during which the lighting will operate; 5. Proposed methods to avoid, remedy or mitigate potential adverse effects including the height, orientation, angle,

	<p>light colour temperature, and shielding of the light source; and</p> <p>6. The extent to which the light will contribute to skyglow and adversely affect the quality of viewing of the night sky.</p>
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NOISE – Noise

Many activities and operations are carried out throughout the Wairarapa resulting in the generation of noise. 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, often being 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 also impact on the key transport infrastructure utilities, such as housing next to road and rail corridors. Where noise sensitive activities are established alongside road and rail corridors, this can result in adverse effects to human health as a result of 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 to 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 and by the application of relevant New Zealand Noise Standards, including:

- a. New Zealand Standard NZS 6803:1999 Acoustics Construction Noise
- b. New Zealand Standard NZS 6805:1992 Airport Noise Management and Land Use Planning
- c. New Zealand Standard NZS 6806:2010 Acoustics Road Traffic Noise - New and Altered Roads
- d. New Zealand Standard NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas
- e. New Zealand Standard NZS 6808:2010 Acoustics Wind Farm Noise.

Objectives

NOISE-O1	Noise generation
The benefits of activities that generate noise are recognised while 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 or noise sensitive activities.	
NOISE-O2	Reverse sensitivity
The function and operation of existing and permitted noise generating activities are not compromised by reverse sensitivity effects from noise-sensitive activities.	

Policies

NOISE-P1	Enable noise-generating activities in appropriate areas
<p>Enable the generation of noise from activities that:</p> <ol style="list-style-type: none"> 1. Maintains 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 2. Does not compromise the health, safety and wellbeing of people and communities. 	
NOISE-P2	Ensure noise effects from activities are compatible with the existing environment
<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"> 1. The extent to which it avoids conflict with existing noise-sensitive activities; 2. Whether the level of effects is compatible with the character and amenity of the location and adjacent established activities and their operation; 3. 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; 4. The degree to which the noise breaches the permitted noise standards for the receiving zone(s); 5. 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; 6. The frequency, intensity, duration and offensiveness of the noise generated; 7. Any adverse effects on the health, safety and wellbeing of people and communities within the surrounding area, including sleep disturbance and annoyance; 8. Whether the activity adopts the best practicable option to avoid, remedy, or mitigate adverse effects and the appropriateness of potential mitigation measures 	

<p>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</p> <p>9. Potential positive effects associated with the activity.</p>	
NOISE-P3	Minimise noise effects from construction activities
<p>Minimise the adverse effects of noise from construction activities on the amenity values of the surrounding area, having regard to:</p> <ol style="list-style-type: none"> 1. The sensitivity of the receiving environment; 2. The proposed duration and daily work hours of the construction activities; and 3. Whether compliance with permitted noise standards can be practically achieved in consideration of site, topographical and other constraints. 	
NOISE-P4	Noise insulation near State Highway and rail network
<p>Ensure noise sensitive activities are appropriately located and separated from state highways and rail corridors and/or that any adverse noise, amenity and adverse human health effects are avoided, remedied, or mitigated by incorporating acoustic insulation measures.</p>	
NOISE-P5	Protect the operation of Hood Aerodrome from reverse sensitivity effects
<p>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.</p>	
NOISE-P6	Noise sensitive activities in Commercial and Mixed Use Zones and General Industrial Zone
<p>Ensure noise sensitive activities proposing to locate within the Commercial and Mixed Use Zones and General Industrial Zone are located, designed, constructed and operated in a way which will ensure adverse noise and health and safety effects are minimised having regard to:</p> <ol style="list-style-type: none"> 1. The primary purpose and the anticipated frequency of use of the noise sensitive activity; 2. 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; 3. 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 4. 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. 	

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, and pastoral farming activities undertaken for a limited duration, including using agricultural vehicles, 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.

Note: 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.

NOISE-R1		Emission of noise (not otherwise provided for in this chapter)
	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S1, NOISE-S2, NOISE-S3, and NOISE-S4.</p>
	All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-S1, NOISE-S2, NOISE-S3, or NOISE-S4.</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>

NOISE-R2		Emission of noise from construction, maintenance, and demolition activities
	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S2.</p>
	All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-S2.</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>

NOISE-R3		Emission of noise from airblasts
	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S2.</p>
	All Zones	<p>2. Activity status: Restricted discretionary</p>

	<p>Where:</p> <p>a. Compliance is not achieved with NOISE-S2.</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>
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NOISE-R4		Emission of noise from bird scaring devices
	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>b. Compliance is achieved with NOISE-S2.</p>
	All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-S2.</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>

NOISE-R5		Emission of noise from frost protection devices
	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S2.</p>
	All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-S2.</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>

NOISE-R6		Emission of noise from domestic wind turbines
	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Domestic wind turbines comply with the underlying zone noise standards in NOISE-S1; and b. Measurement is undertaken in accordance with Section 7.7 of NZS 6808:2010 Acoustics Wind Farm Noise.
	All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NOISE-R6(1). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Effects on ambient noise levels; 2. Management of effects from the turbine(s) with regard to the matters set out in NOISE-P2; 3. The extent to which alternative locations and methods have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> i. the practical constraints associated with renewable electricity generation activities; ii. the environmental benefits of renewable electricity generation activities; and 4. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation.

NOISE-R7		Emission of noise from large-scale renewable electricity generation activities (wind)
	General Rural Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The noise generated complies with the limits set out in NZS 6808:2010 Acoustics Wind Farm Noise.
	General Rural Zone All Other Zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NOISE-R7(1).

NOISE-R8	Emission of noise from helicopter landing areas
General Rural Zone	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. No helicopter movement (landing or departure) shall result in noise levels exceeding L_{Amax} 70 dBA during 10:00pm to 7:00am or L_{Amax} 90 dBA at all other times, when measured at the notional boundary of any noise sensitive activity; and 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. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters set out in NOISE-P5; 2. Hours of operation; 3. Flight frequency; 4. Approach and departure flight paths minimising overflight of residential activities; 5. Application of non-statutory guidelines, such as HAI Fly Neighbourly Guidelines; and 6. The extent of servicing and status as a heliport.
General Rural Zone All Other Zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NOISE-R8(1).

NOISE-R9	Emission of noise from helicopter operations at 145 Chester Road, Carterton
General Rural Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with NOISE-S2.
General Rural Zone	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NOISE-S2. <p>Matters of discretion:</p>

	<ol style="list-style-type: none"> 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; and 2. The matters set out in NOISE-P5.
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NOISE-R10		Emission of noise from temporary activities (not including temporary military training activities)
	All Zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with NOISE-S2.
	All Zones	<ol style="list-style-type: none"> 2. Activity status: Restricted discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with NOISE-S2. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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.

NOISE-R11		Emission of noise from temporary military training activities
	All Zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The activity involves stationary noise sources; and b. Compliance is achieved with NOISE-S2.
	All Zones	<ol style="list-style-type: none"> 2. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The activity involves mobile noise sources; and b. The noise generated complies with Tables 2 and 3 of NZS 6803:1999 Acoustics Construction Noise.
	General Rural Zone Natural Open Space Zone	<ol style="list-style-type: none"> 3. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The activity involves live firing, fire of blank ammunition, and/or the use of explosives;

		<p>b. The activity only occurs:</p> <ol style="list-style-type: none"> Between 7:00am to 7:00pm; 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; <p>c. Sound emissions must not exceed 70dB L_{Amax} measured at the notional boundary of any building housing a noise sensitive activity; and</p> <p>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 sensitive activities; and the timing and the duration of the activity.</p>
	All Zones	<p>4. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with NOISE-R11(1), NOISE-R11(2), or NOISE-R11(3)(a), (b), (c), or (d). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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; Management of effects from the training activities with regard to the matters set out in NOISE-P2; Whether the noise levels are likely to cause alarm or adversely affect the character and amenity values of the location and adjacent activities; and 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: <ol style="list-style-type: none"> 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. The ability to mitigate adverse effects through the imposition of conditions.
	Residential Zones	<p>5. Activity status: Discretionary</p> <p>Where:</p>

Rural Lifestyle Zone Commercial and Mixed Use Zones Open Space Zone Sport and Active Recreation Zone Special Purpose Zones	<p>a. The activity involves live firing, fire of blank ammunition, and/or the use of explosives; and</p> <p>b. The activity is not located within the General Rural Zone or the Natural Open Space Zone.</p>
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NOISE-R12	New buildings, change of use of existing buildings, and additions to existing buildings to be occupied by a noise sensitive activity in Commercial and Mixed Use Zones and General Industrial Zones
Commercial and Mixed Use Zones General Industrial Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S3.</p>
Commercial and Mixed Use Zones General Industrial Zone	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-S3.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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; and 2. The matters set out in NOISE-P4.

NOISE-R13		New buildings or additions to existing buildings to be occupied by a noise sensitive activity located within 80 metres of a State Highway
	Rural Zones and Residential Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S3.</p>
	Rural Zones and Residential Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-S3.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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; and 2. The matters set out in NOISE-P4.

NOISE-R14		Noise sensitive activities within Hood Aerodrome Air Noise Boundaries
	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S4.</p>
	All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-S4.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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-P5; 3. Acoustic insulation measures; 4. Other acoustic mitigation measures; 5. Location of the proposed activity; and 6. Other measures necessary to protect the operational requirements of the Hood Aerodrome.

NOISE-R15		Noise sensitive activities within the Chester Road Air Noise Boundary
	General Rural Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S4.</p>
	General Rule Zone	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOISE-S4.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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-P5; 3. Acoustic insulation measures; 4. Other acoustic mitigation measures; and 5. Location of the proposed activity.

Standards

NOISE-S1	Maximum noise levels in Zones
<p>Residential Zones and Māori Purpose Zone</p> <p>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:</p> <ol style="list-style-type: none"> 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)} d. Night time: (10:00pm to 7:00am): 70 dB L_{Amax}. 	<p>Matters of discretion for all zones</p> <ol style="list-style-type: none"> 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; 2. Management of effects from the activities with regard to the matters set out in NOISE-P2; 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); and

<p>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:</p> <ul style="list-style-type: none"> 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 $L_{Aeq(15min)}$ d. Night time: (10:00pm to 7:00am): 70 dB L_{Amax}. <p>Rural Zones and Future Urban Zone</p> <p>3. Noise emitted from any activity within a Rural Zone or Future Urban Zone shall not exceed the following noise limits at any point within the notional boundary of any noise sensitive activity on any other site within a Rural Zone or Future Urban Zone, or at any point within the boundary of any other site within a Residential Zone or Māori Purpose Zone:</p> <ul style="list-style-type: none"> a. Daytime (7:00am to 7:00pm): 55 dB $L_{Aeq(15min)}$ b. Evening: (7:00pm to 10:00pm): 50 dB $L_{Aeq(15min)}$ c. Night time: (10:00pm to 7:00am): 45 dB $L_{Aeq(15min)}$ d. Night time: (10:00pm to 7:00am): 70 dB L_{Amax}. <p>Commercial and Mixed Use Zones</p> <p>4. Noise generated by any activity within a Commercial and Mixed Use Zone shall</p>	<p>4. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation.</p>
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<p>not exceed the following noise limits at any point within any other Commercial and Mixed Use Zone site:</p> <ul style="list-style-type: none"> a. At all times: 60 dB $L_{Aeq(15min)}$ b. Night time: (10:00pm to 7:00am): 80 dB L_{Amax}. <p>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:</p> <ul style="list-style-type: none"> 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 $L_{Aeq(15min)}$ d. Night time: (10:00pm to 7:00am): 70 dB L_{Amax}. <p>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:</p> <ul style="list-style-type: none"> 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 $L_{Aeq(15min)}$ d. Night time: (10:00pm to 7:00am): 70 dB L_{Amax}. <p>General Industrial Zone</p> <p>7. Noise generated by any activity within the General Industrial Zone shall not exceed</p>	
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<p>the following noise limits at any point beyond the site boundary:</p> <ul style="list-style-type: none"> a. At all times: 70 dB $L_{Aeq(15min)}$ b. Night time: (10:00pm to 7:00am): 85 dB L_{Amax}. <p>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:</p> <ul style="list-style-type: none"> 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 $L_{Aeq(15min)}$ d. Night time: (10:00pm to 7:00am): 70 dB L_{Amax}. <p>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:</p> <ul style="list-style-type: none"> 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 $L_{Aeq(15min)}$ d. Night time: (10:00pm to 7:00am): 70 dB L_{Amax}. <p>Open Space Zone</p> <p>10. Noise generated by activity within an Open Space Zone shall not exceed the following noise limits at any point within</p>	
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<p>any site within a Residential Zone or Māori Purpose Zone:</p> <ul style="list-style-type: none">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 $L_{Aeq(15min)}$d. Night time: (10:00pm to 7:00am): 70 dB L_{Amax}. <p>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:</p> <ul style="list-style-type: none">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 $L_{Aeq(15min)}$d. Night time: (10:00pm to 7:00am): 70 dB L_{Amax}. <p>All Zones</p> <p>All sound levels shall be measured in accordance with NZS 6801:1999 Acoustics Measurement of Environmental Sound and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound.</p>	
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NOISE-S2	Maximum noise levels for specified activities
<p>Construction</p> <p>1. Construction noise shall be measured, assessed, managed, and controlled in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics Construction Noise.</p> <p>Bird scaring devices</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> <ul style="list-style-type: none"> a. A noise limit of 65 dB LAE shall apply at any point within the notional boundary of any noise sensitive activity on any 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; 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 300 metres 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 Future Urban Zone or residentially zoned or Māori Purpose zoned site; c. Each audible event shall not exceed three sound emissions from any single device within a one-minute 	<p>Matters of discretion for construction, bird scaring devices, frost protection devices, airblast, helicopters at Chester Road, and temporary activities</p> <ul style="list-style-type: none"> 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; 2. Management of effects from the activities with regard to the matters set out in NOISE-P2; 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); and 4. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation <p>Matters of discretion for temporary military activities involving stationary noise sources</p> <ul style="list-style-type: none"> 5. Management of effects from the activities with regard to the matters set out in NOISE-P2; 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

<p>period and no such events are permitted during the period between sunset and sunrise the following day;</p> <p>d. Within 300 metres 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 four hectares of land in any single land holding, except that in the case of a single land holding less than four hectares 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>Frost protection devices</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 $L_{Aeq(15min)}$ when measured at a distance of 300 metres;</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 1 metre above the ground is 1°C or below and shall cease operation when the air temperature reaches 3°C;</p>	<p>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; and</p> <p>11. The method for following up any complaints received during or after the event including communications with the Council.</p>
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- e. The thermometer used to measure the air temperature shall be located 1 metre 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 NZS6801:1999 "Acoustics – Measurement of Sound" and assessed in accordance with the provisions of AS 2187.2 – 1993 Explosives – Storage, Transport and Use Part 2.

Note: Vibration will be assessed as required either as excessive noise under Part 12 of the Act or as unreasonable noise under Section 16 of the Act. Where NZS 6802:1991 does not include assessment of the type of noise in question, other appropriate Standards may be used as specified in the definition for "Noise Emission Level".

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;
 - ii. Night 2 landings and 2 take-offs;
 - b. 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 65 Ldn as measured at or beyond the helicopter noise boundary (as shown on the Planning Maps), when measured using NZS6801:1999 Acoustics – Measurement of Environmental Sound and subject to (c) below, shall be assessed using the procedures set out in NZS6807:1994 Noise Management and Land Use Planning For Helicopter Landing Areas;
 - c. The following times are to be used for complying with (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;
 - iv. Night = Summer 10:00pm to 5:00am NZDT;

<p>d. The following helicopter activities are excluded from complying with (a) and (b) above:</p> <ul style="list-style-type: none">i. Helicopters landing in an emergency or diverted aircraft;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;iii. Flights required for the purpose of fire fighting;iv. The operation of unscheduled flights required to meet the needs of a declared national or civil defence emergency;v. Helicopters owned or operated by or on behalf of the NZ Defence Force or NZ Police; <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</p>	
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<p>Neighbourly Guide”, February 1993 revision for the relevant aircraft type.</p> <p>Temporary activities</p> <p>7. Any noise generated by the temporary event 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:</p> <ul style="list-style-type: none"> a. 7:00am to 10:00pm: 75 dB $L_{Aeq(15min)}$ b. 7:00am to 10:00pm: 85 dB $L_{eq(1min)}$ at 63 Hz c. 7:00am to 10:00pm: 75 dB $L_{eq(1min)}$ at 125 Hz. <p>Temporary military training activities involving stationary noise sources</p> <p>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:</p> <ul style="list-style-type: none"> 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 $L_{Aeq(15min)}$ d. Night time: (10:00pm to 7:00am): 70 dB L_{Amax}. 	
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NOISE-S3	Noise insulation standards for noise sensitive activities in Zones
<p>Residential and Rural Zones</p> <ol style="list-style-type: none"> 1. Any habitable room occupied by a noise sensitive activity in a new building or a new addition to an existing building within 80 metres from the edge of a State Highway (measured from the outer painted lane marking) must be designed, constructed, and maintained to achieve an internal noise level of 40 dB $L_{Aeq(24hr)}$ inside all habitable spaces; and 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. <p>Commercial and Mixed Use Zones</p> <ol style="list-style-type: none"> 3. Any habitable room occupied by a noise sensitive activity in a new building, change of use of existing buildings, or a new addition to an existing building, must be designed, constructed, and maintained to achieve a minimum external sound insulation of the building envelope of $D_{tr,2m,nTw} + C_{tr} > 30$ dB; and 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. 	<p>Matters of discretion</p> <ol style="list-style-type: none"> 1. Management of sensitivity to noise with regard to the matters set out in NOISE-P2 and NOISE-P4; 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; and 3. The impact of any sensitive activity 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>General Industrial Zone</p> <p>5. Any habitable room occupied by a noise sensitive activity in a new building, change of use of existing buildings, or a new addition to an existing building, must be designed, constructed, and maintained to achieve a minimum external sound insulation of the building envelope of $D_{tr,2m,nTw} + C_{tr} > 35$ 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>NOISE-S4</p>	<p>Noise insulation standards for noise sensitive activities in specified areas</p>
<p>Chester Road Helicopters Operations Air Noise Boundary</p> <p>Any new residential unit, alterations or additions of a habitable room to a noise sensitive activity within the Outer Air Noise Boundary (50 dBA) or higher as shown on the Planning 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 $D_{nTw} + C_{tr} > 30$dB when tested in accordance with ISO 140 – Part 5:1998 Acoustics – Measurement of Sound</p>	<p>Matters of discretion for Chester Road Helicopters Operations Air Noise Boundary and Hood Aerodrome Air Noise Boundary</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; and</p> <p>3. The impact of any sensitive activity that does not provide the required noise insulation of the ability of existing or future permitted business</p>

<p>Insulation in Buildings and of Building Elements Part 5: Field Measurements of Airborne Sound Insulation of Façade Elements and Façade, and that the building is constructed in accordance with this design; or</p> <p>2. Incorporation of the following accepted acoustic design solutions in the building:</p> <ul style="list-style-type: none"> a. Standard external cladding with minimum surface density of 8 kilograms per square metre such as brick, concrete, plaster, timber or plastic weatherboard and fibre cement; 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 percent of the room's wall area. <p>Hood Aerodrome Air Noise Boundary</p> <p>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</p>	<p>activities to operate or establish without undue constraint.</p>
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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 experienced acoustic engineer, certifying that an internal noise level not exceeding 40 dBA L_{dn} will be achieved by construction in accordance with the proposed design; or
- b. Incorporation of the following accepted acoustic design solutions in the building:
 - i. Standard external cladding with minimum surface density of 8 kilograms per square metre such as brick, concrete, plaster, timber or plastic weatherboard and fibre cement;
 - ii. Internal wall linings of gypsum plasterboard of at least 12mm thickness or similar density material;
 - iii. Continuous ceiling linings without cut-outs and of gypsum plasterboard of at least 10mm thickness or similar density material;
 - iv. Fibrous thermal insulation batts (not polystyrene) in external wall and ceiling cavities;
 - v. Standard roof cladding of steel, tiles, metal tiles or butynol;
 - vi. Standard external window and door glazing of a minimum 5mm thickness;
 - vii. Aluminium external joinery fitted with airtight seals throughout; and
 - viii. Room glazing with a total area of no more than 50 percent of the room's total floor area.

<p>4. Between the 55 and 60 dBA noise contour:</p> <ul style="list-style-type: none">a. Compliance with NOISE-S4(3)(a) above;b. Incorporation of a mechanical ventilation system in accordance with the New Zealand Building Code. Such a ventilation system shall not 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 1 metre away from any diffuser; andc. 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.	
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SIGN – Signs

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.

Objectives

SIGN-O1	Transport safety, character and amenity values and heritage
Signs positively contribute to the social, cultural and economic wellbeing of the community without compromising transport safety, character and amenity values or heritage values.	

Policies

SIGN-P1	Official signs and official traffic signs
Allow signs that support the safe functioning of the transport network and address health and safety and other legislative requirements, including: <ul style="list-style-type: none">a. Official traffic signs; andb. Official signs.	

SIGN-P2	Character and amenity
Maintain the predominant existing or anticipated character and amenity of each zone by controlling the type, scale, height, form and placement of signs that are permitted in each zone.	
SIGN-P3	Temporary signs
Provide for temporary signs relating to temporary activities, real estate and local elections while managing their scale, height, form, placement, and duration in order to maintain amenity values and transport safety.	
SIGN-P4	Potentially incompatible signs
<p>Manage signs 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"> a. Large-scale signs; b. Off-site signs; c. Digital signs or signs that use reflective materials, are illuminated, flashing or that move. 	
SIGN-P5	Signs located on sites adjoining, adjacent and/or intended to be read from the transport network
<p>Require signs to be designed and located so they do not compromise the safe and unobstructed use of the transport network by:</p> <ul style="list-style-type: none"> a. Controlling sign proliferation, location, reflective materials, illumination, flashing and moving images and digital signs; b. Requiring minimum sight distances, minimum letter height and maximum number of words or characters depending on the speed environment of a road from which the sign is intended to be read; c. Avoiding signs that conceal or limit the visibility of Official Signs or Official Traffic Signs; d. Avoiding signs that have the potential to distract a driver from reading an Official Sign or Official Traffic Sign. 	
SIGN-P6	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.	

Rules

Note:

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.

Official Signs and Official Traffic Signs are not subject to the rules and standards in this chapter, provided Official Traffic Signs comply with the Land Transport Rule: Traffic Control Devices 2001 Rule 54002/2004 last updated May 2021, the Manual of Traffic Signs and Marking (MOTSAM) and the Traffic Control Devices Manual.

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 SCHED-2
	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with SIGN-S1 to SIGN-S11.</p>
	All zones	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SIGN-S1 to SIGN-S11.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any infringed standard.</p>

SIGN-R2		Signs in the scheduled heritage precincts listed in SCHED-2
	General Industrial Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. For signs on buildings, no individual sign shall exceed 2m² in area (all faces). Total signage on any site shall not exceed 4m² in area;</p>

Commercial and Mixed Use Zones	<ul style="list-style-type: none"> b. No sign shall use reflective materials, or be illuminated, flashing or moving; c. Verandah signs are either located (i) above verandahs but within the parapet height, or (ii) suspended within verandahs; and d. There is no more than one free-standing sign per site, and it shall not exceed 0.5m² in area (all faces).
Open Space and Recreation Zones	<p>2. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The sign is for the purpose of on-site wayfinding; and b. Each sign shall not exceed 1 m² in area (all faces); c. The sign does not use reflective materials and is not illuminated, flashing or moving.
Residential Zones	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The sign is for the purpose of advertising a home-based business; b. There is only one sign per site; and c. The sign shall not exceed 0.5m² in area (all faces); and d. The sign does not use reflective materials and is not illuminated, flashing or moving. <p>Matters of discretion are limited to:</p> <ul style="list-style-type: none"> 1. The location, size, design and appearance of the sign; 2. Effects on heritage values; 3. Effects on character and amenity values; 4. Traffic and pedestrian safety.
General Industrial Zone Commercial and Mixed Use Zones Residential Zones Open Space and	<p>4. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SIGN-R2(1), SIGN-R2(2), or SIGN-R2(3).

Recreation Zones	
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SIGN-R3	Temporary Signs
All zones	<p>1. Activity status: Permitted</p> <p>Where the other rules in this chapter do not apply, provided that:</p> <ol style="list-style-type: none"> a. The total face area of all temporary signs per site shall be no greater than 3m²; b. The maximum height of any temporary sign shall not exceed 6m above ground level; c. Any temporary sign advertising an event or Local Body Elections shall not be displayed for more than 8 weeks before and shall be removed within 7 days after the date of the event; d. Any temporary signs advertising the sale or auction of a property (real estate sign) shall be located on the site to which they relate and be removed within 3 weeks of the date on which it is sold; e. No temporary sign shall be located on any public road; f. No temporary sign shall use reflective materials, or be illuminated, flashing or moving; g. On removal, the entire sign including support structures is removed and any disturbed ground is reinstated to its previous condition; h. Compliance is achieved with SIGN-S7; and i. Compliance is achieved with SIGN-S8.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with any of the standards in SIGN-R3(1). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, size, design and appearance of the sign; 2. Duration of the sign; 3. Effects on character and amenity values; 4. Traffic and pedestrian safety; 5. The matters of discretion of any infringed standard.

SIGN-R4		Off-site signs
	Commercial and Mixed Use 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-S7; vii. SIGN-S8; viii. SIGN-S9; ix. SIGN-S10; and x. SIGN-S11.
	Open Space and Recreation Zones	2. Activity status: Restricted discretionary Matters of discretion: 1. The location, size, design and appearance of the sign; 2. Effects on character and amenity values; 3. Traffic and pedestrian safety; 4. Cumulative effects.
	General Industrial Zone Commercial and Mixed Use Zone	3. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SIGN-S1, SIGN-S2, SIGN-S3, SIGN-S4, SIGN-S5, SIGN-S7; SIGN-S8, SIGN-S9, SIGN-S10 or SIGN-S11. Matters of discretion: 1. The matters of discretion of any infringed standard.
	Rural Zones Residential Zones	4. Activity status: Discretionary

SIGN-R5		Digital signs
	All zones	1. Activity status: Restricted discretionary a. Where: Compliance is achieved with SIGN-S1 to SIGN-S10. Matters of discretion:

		<ol style="list-style-type: none"> 1. The location, size, design and appearance of the sign; 2. Effects on character and amenity values; 3. Traffic and pedestrian safety; 4. The degree of achievement of AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting; 5. Cumulative effects.
	All zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SIGN-S1 to SIGN-S10.

SIGN-R6	Verandah Signs
Commercial and Mixed Use Zones General Industrial Zone	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. SIGN-S1; ii. SIGN-S2; iii. SIGN-S4; iv. SIGN-S5; v. SIGN-S7; vi. SIGN-S8; vii. SIGN-S9; and viii. SIGN-S11. b. The sign is at least 2.5m above any footpath as measured from the ground level below the verandah; and c. The sign relates to an activity currently occurring within the building on which the sign is located.
Commercial and Mixed Use Zones General Industrial Zone	<ol style="list-style-type: none"> 2. Activity status: Restricted discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SIGN-R6(1). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed standard.

SIGN-R7	Signs affixed to the exterior of any scheduled heritage building or item listed in SCHED-1
All zones	<ol style="list-style-type: none"> 1. Activity status: Discretionary

SIGN-R8	Signs not otherwise listed in this chapter
All zones	1. Activity status: Discretionary

Standards

SIGN-S1	Maximum total face area of all permanent signs per site	
Rural Zones	3m ²	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Positive effects of the sign; 2. The location, design and appearance of the sign. 3. Effects on visual amenity. 4. Effects on the streetscape's openness and attractiveness. 5. Effects on the safe and efficient operation of the road, rail and pedestrian networks. 6. Cumulative effects.
Residential Zones	0.5m ²	
Commercial and Mixed Use Zones	<ol style="list-style-type: none"> a. Service stations: <ol style="list-style-type: none"> i. No more than one free-standing sign, up to 7.5m in height above ground level and 6m² in area (all faces) per site; ii. No more than one "price board" and one "services board" per site, each up to 3m in height above ground level; and iii. Illuminated signs shall be no more than 2m² in total face area. b. All other activities: 5m² 	
General Industrial Zone	<p>Freestanding signs (limited to 1): 6m²</p> <p>No limit on signs affixed to buildings, except for in the Waingawa Industrial Area no sign affixed to a building shall exceed 20m² in total face area</p>	
Open Space and Recreation Zones	<p>3m²</p> <p>No limit on on-site wayfinding signs</p>	

SIGN-S2	Maximum number of signs per site	
Rural Zones	1 In addition, one sign per vehicle crossing is permitted provided it does not exceed 0.25m ² in face area and is limited to displaying the name of the property and/or business undertaken on the site. Such a sign must meet all other applicable standards except SIGN-S6 and SIGN-S7.	Matters of discretion: 1. Matters of discretion: 2. Positive effects of the sign; 3. The location, design and appearance of the sign. 4. Effects on visual amenity. 5. Effects on the streetscape's openness and attractiveness. 6. Effects on the safe and efficient operation of the road, rail and pedestrian networks. 7. Cumulative effects.
Residential Zones	1	
Commercial and Mixed Use Zones	No limit, except for vehicle oriented activities (refer SIGN-S1)	
General Industrial Zone	No more than 1 free-standing sign No limit on signs affixed to buildings	
Open Space and Recreation Zones	1 sign per road frontage No limit on internal signs not visible from any point outside the site	
Waingawa Industrial Area	No advertising signs are to be located in Landscape Buffer and Greenway areas, as shown on the Waingawa Structure Plan.	
SIGN-S3	Maximum height above ground level of freestanding signs	
Rural Zones	6m	Matters of discretion: 1. Positive effects of the sign; 2. The location, design and appearance of the sign. 3. Effects on visual amenity. 4. Effects on the streetscape's openness and attractiveness.
Residential Zones	No limit	
Commercial and Mixed Use Zone	No limit, except for vehicle oriented activities (refer SIGN-S1)	
General Industrial Zone	7.5m	
Open Space and Recreation Zones	4m	

		<ol style="list-style-type: none"> Effects on the safe and efficient operation of the road, rail and pedestrian networks. Cumulative effects.
SIGN-S4	Maximum height and setback for signs affixed to a building	
All zones	Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements of the zone in which it is located.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The matters of discretion of any infringed standard in the relevant zone.
Waingawa Industrial Area	Any sign affixed to a building shall not exceed a maximum height from ground level of 5m.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> Positive effects of the sign; The location, design and appearance of the sign. Effects on visual amenity. Effects on the streetscape's openness and attractiveness. Effects on the safe and efficient operation of the road, rail and pedestrian networks. Cumulative effects.
SIGN-S5	Sight distance	
All Zones	All signs must comply with the following minimum forward sight distance requirements to allow approaching motorists an unrestricted view.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> Positive effects of the sign; The location, design and appearance of the sign. Effects on the safe and efficient operation of

			the road, rail and pedestrian networks.	
	Posted speed limit (km/h)		Minimum visibility (m)	
	50		80	
	60		105	
	70		130	
	80		175	
	100		250	
SIGN-S6	Visibility			
Rural Zones	A sign shall have no more than six words or symbols and no more than 40 characters.		Matters of discretion: 1. Positive effects of the sign; 2. The location, design and appearance of the sign. 3. Effects on the safe and efficient operation of the road, rail and pedestrian networks.	
SIGN-S7	Character height in high speed areas			
All zones	The following minimum letter/character height standards for signs in the 70-100km/h speed zones shall be:		Matters of discretion: 1. Positive effects of the sign; 2. The location, design and appearance of the sign. 3. Effects on the safe and efficient operation of the road, rail and pedestrian networks.	
	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, official signs and official traffic signs			
All zones	<p>1. No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device; and</p> <p>2. Signs located adjoining or adjacent to and/or intended to be read from a State Highway, shall be:</p> <ol style="list-style-type: none"> Located at least 100m from an official road sign or traffic signal where the speed limit is 70km/h or less; or Located at least 200m from an official road sign or traffic signal where the speed limit is greater than 70km/h; and Located to achieve the following minimum spacing: 		<p>Matters of discretion:</p> <ol style="list-style-type: none"> Positive effects of the sign; The location, design and appearance of the sign. Effects on the safe and efficient operation of the road, rail and pedestrian networks. 	
	Posted speed limit	Minimum spacing		
	50km/h	50m		
	60km/h	55m		
	70km/h	60m		
	80km/h	70m		
	100km/h	80m		

SIGN-S9	Visibility from Residential Zones	
Commercial and Mixed Use Zone	Signs shall not face an adjoining site within any Residential Zone. Any illuminated sign visible from the Residential Zones shall not be lit unless the premises are open for business.	Matters of discretion: 1. Positive effects of the sign; 2. The location, design and appearance of the sign. 3. Effects on visual amenity. 4. Effects on the streetscape's openness and attractiveness. 5. Effects on the safe and efficient operation of the road, rail and pedestrian networks. 6. Cumulative effects.
General Industrial Zone	No sign is to face an adjoining or opposite (across a road) site with any Rural or Residential zoning.	
SIGN-S10	Location within site	
All Zones	The sign must be located fully within the site of which it is located	Matters of discretion: 1. Positive effects of the sign; 2. The location, design and appearance of the sign. 3. Effects on visual amenity. 4. Effects on the streetscape's openness and attractiveness. 5. Effects on the safe and efficient operation of the road, rail and pedestrian networks. 6. Cumulative effects.

SIGN-S11	Reflective materials, illuminated, flashing or moving signs	
All Zones	No sign shall use reflective materials, or be illuminated, flashing or moving.	<p>Matters of discretion:</p> <ol style="list-style-type: none">1. Positive effects of the sign;2. The location, design and appearance of the sign.3. Effects on visual amenity.4. Effects on the streetscape's openness and attractiveness.5. Effects on the safe and efficient operation of the road, rail and pedestrian networks.6. Cumulative effects.

TEMP – Temporary Activities

Temporary activities are activities that are of a non-repetitive, transient nature and include entertainment, cultural and sporting events, 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.

Objectives

TEMP-O1	Benefits of temporary activities
Temporary activities 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.	

Policies

TEMP-P1	Enabling temporary activities
Recognise that temporary activities 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.	

Rules

<p>Note:</p> <p>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.</p> <p>Provisions in the zone chapters such as height and setback requirements generally do not apply to temporary activities unless specifically stated in the rule.</p>

TEMP-R1		Activities ancillary to or incidental to construction and demolition
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activities are limited either to the duration of the project or for a period not exceeding 12 months, whichever is the lesser; 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 c. Any building work being undertaken to the exterior of a building is not suspended for a period of longer than 6 months.
	All zones	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> 2. Compliance is not achieved with TEMP-R1(a), TEMP-R1(b), TEMP-R1(c), or TEMP-R1(d). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Character and amenity values of the site and surrounding area; 2. The extent and effect of non-compliance with any standard; 3. Safety and efficiency of the transport network.

TEMP-R2		Sporting events, public meetings, concerts, galas, market days, temporary retail activities, entertainment, recreational and festive events
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity occurs between the hours of 7am and 10pm; and b. At any one site, temporary activities (not including set up and take down periods) do not exceed a duration of five days in total in any six-month period.
	All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p>

	<p>a. Compliance is not achieved with TEMP-R2(a) or TEMP-R2(b). Matters of discretion:</p> <ol style="list-style-type: none"> 1. Character and amenity values of the site and surrounding area; 2. The extent and effect of non-compliance with any standard; 3. Safety and efficiency of the transport network; 4. Public safety and security; 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; 6. The provision of information about the activity to surrounding properties that may be affected by any adverse effects generated by the activity.
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TEMP-R3		Temporary storage of goods or materials
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The activity does not exceed 6 months in duration in a 24 month period; b. The height and height in relation to boundary requirements of the relevant zone must be met; and c. The setback requirements of the relevant zone must be met.
	All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with TEMP-R3(a), TEMP-R3(b) or TEMP-R3(c). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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.

TEMP-R4	Temporary buildings and structures (including tents, mobile homes and prefabricated buildings but excluding temporary military training activities) used for temporary activities
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The building or structure is readily movable; b. The building or structure complies with the setback requirements for the relevant zone; c. The building or structure complies with the height and height in relation to boundary requirements for the relevant zone; and 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 temporary activity, whichever is the lesser. <p>TEMP-R4(1)(b) and TEMP-R4(1)(c) do not apply to cranes.</p>
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with TEMP-R4(a), TEMP-R4(b), or TEMP-R4(c). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 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; 2. Safety and efficiency of the transport network.

TEMP-R5	Temporary filming
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity on a site is limited to a duration of up to 3 months in a 24 month period.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with TEMP-R5(a).

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Character and amenity values of the site and surrounding area; 2. Safety and efficiency of the transport network; 3. Public safety and security; 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; 5. The provision of information about the activity to surrounding properties that may be affected by any adverse effects generated by the activity.
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TEMP-R6		Temporary military training activities
	All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. No permanent structures are constructed; b. The duration of the activity does not exceed a period of 31 consecutive days (excluding set up and pack down activities).
	All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with TEMP-R6(a), TEMP-R6(b) or TEMP-R6(c). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The proposed location, duration, hours, times and days of the week on which the activity will occur; and 2. The provision of information about the activity to surrounding properties that may be affected by any adverse effects generated by the activity.

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 Zone 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, health care, 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 one or two 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 in close proximity 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: This Draft District Plan does not contain the Multi-unit Housing Design Guide referred to in this chapter. This Design Guide will be considered and prepared during the next phase in preparing the Proposed District Plan.

Objectives

GRZ-O1	Purpose of the General Residential Zone
The General Residential Zone primarily consists of residential activities that cater for a variety of housing needs that integrate with existing or planned reticulated infrastructure.	
GRZ-O2	Character and Amenity Values of the General Residential Zone
<p>The character and amenity values in the General Residential Zone, including the scale, form, and density of use and development, primarily consists of:</p> <ol style="list-style-type: none"> 1. A built form comprising a range of residential unit types and sizes, characterised by predominantly one to two storey buildings and openness around and between buildings; 2. Landscaping and trees, especially on street frontages; 3. A spacious living environment with high quality on-site residential amenity for residents and for adjoining sites and the street; 4. An urban environment that is visually attractive, safe, easy to navigate, and convenient to access; and 5. Development that is highly compatible with existing special character and amenity values. 	
GRZ-O3	Non-residential Activities in the Residential Zone
Non-residential activities in the General Residential Zone are limited to small-scale activities that support the function of local communities and are compatible with the character and amenity values of the Zone.	

GRZ-O4	Character and Amenity of the Low Density Residential Precinct
<p>The Low Density Residential Precinct (LDRP):</p> <ol style="list-style-type: none"> 1. Primarily consists of low density residential activities and development in keeping with the existing neighbourhoods character of predominantly one to two storey buildings and high levels of on-site amenity, privacy, and generous private outdoor living areas for residents, adjoining sites and the street; 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 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 Villas and Orchards Retirement Village areas. 	
GRZ-O5	Planned Character and Amenity of the Medium Density Residential Precinct
<p>The Medium Density Residential Precinct (MDRP):</p> <ol style="list-style-type: none"> 1. Primarily consists of residential activities in a range of residential unit 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; 2. Residential activities and development are in keeping with the planned residential character of predominantly two and three-storey buildings, in a variety of forms and surrounded by open space; 3. Residential activities and development provide quality on-site residential amenity for residents, adjoining sites and the street; 4. Medium density development is primarily located within the MDRP; and 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. 	

Policies

GRZ-P1	Enable a range of residential activities
<p>Enable residential activities 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>	

GRZ-P2	Promote variety, innovation, and good design outcomes in residential development
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.	
GRZ-P3	Enable compatible non-residential activities in the General Residential Zone
<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"> 1. Are of a scale and intensity that is in keeping with the character and amenity values of the Zone or precinct; and 2. Avoid reverse sensitivity effects on existing and future residential activities; and 3. Support the functioning of the Zone and/or provide for the needs of residents in the Zone; or 4. Have an operational or functional need to locate in the Zone; or 5. Are ancillary to residential use. 	
GRZ-P4	Residential character in the General Residential Zone
<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"> 1. Intensity of development that is predominantly single detached or semi-detached residential units on single sites, with suburban lot sizes, and providing for high quality and spacious on-site amenity; 2. Building height, bulk and form that achieves the planned built character of predominantly one to two storey residential units within a generally spacious setting; 3. Building height, bulk and location maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites; 4. Development that achieves attractive and safe streets and public open spaces, including by: <ol style="list-style-type: none"> i. Providing for passive surveillance; ii. Optimising front yard landscaping; iii. Minimising visual dominance of garage doors; 5. 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 they achieve the planned character for the zone. 	

GRZ-P5	Maintain character and amenity values in the Low Density Residential Precinct
<p>Maintain the role, function, and predominant character of the Low Density Residential Precinct, including in Greytown and Martinborough, by:</p> <ol style="list-style-type: none"> 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 one to two 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. Development that achieves attractive and safe streets and public open spaces, including by: <ol style="list-style-type: none"> i. Providing for passive surveillance; ii. Optimising front yard landscaping; iii. Minimising visual dominance of garage doors; 5. 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
<p>Provide for activities and structures that support the planned character and amenity values for the MDRP, which provides for:</p> <ol style="list-style-type: none"> 1. Higher density living in areas with good accessibility to parks, main centres, or local commercial centres; 2. A mix of detached, semi-detached, and multi-unit living, including multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment; 3. Building height, bulk and form that achieves the planned built character of predominantly two and three-storey residential units in a variety of forms by: <ol style="list-style-type: none"> 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 maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites; 	

<p>5. Development that achieves attractive and safe streets and public open spaces, including by:</p> <ul style="list-style-type: none"> i. Providing for passive surveillance; ii. Optimising front yard landscaping; iii. Minimising visual dominance of garage doors; <p>6. Good standard of internal amenity within sites including useable and accessible outdoor living areas for residents;</p> <p>7. Development is designed to meet the day to day needs of residents by:</p> <ul style="list-style-type: none"> i. Providing privacy and outlook; and ii. Providing access to daylight and sunlight and providing the amenities necessary for those residents; <p>8. Provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs; and</p> <p>9. Small-scale commercial or community-based activities that service the local community.</p>	
GRZ-P7	Avoid residential development due to infrastructure capacity
<p>Avoid residential development where there is insufficient capacity in existing reticulated infrastructure or where residential development would occur prior to planned reticulated infrastructure installation.</p>	

Rules

Note: 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.

GRZ-R1	<i>Buildings and structures, including construction, additions and alterations</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with standards GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, and GRZ-S7. <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
	2. Activity status: Restricted discretionary

	<p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with standards GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, or GRZ-S7. <p>Matters of discretion:</p> <ol style="list-style-type: none"> The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.
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GRZ-R2	Demolition of <i>buildings</i> and <i>structures</i>
	<p>1. Activity status: Permitted.</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

GRZ-R3	Relocating a <i>building</i>
	<p>1. Activity status: Controlled</p> <p>Matters of control:</p> <ol style="list-style-type: none"> Siting, design, and exterior condition; Screening and landscape treatment; Bonds; Transportation route; and The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

GRZ-R4	<i>Residential activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> In the General Residential Zone, there is no more than one residential unit per 350m² site and one residential unit per 400m² of net site area thereafter; or In the Medium Density Residential Precinct, there is no more than one residential unit per 200m² of net site area; or In the Low Density Residential Precinct, there is no more than one residential unit per 400m² site and one residential unit per 500m² of net site area thereafter.

	2. Activity status: Discretionary; Where: a. Compliance is not achieved with GRZ-R4(1)(a) or (b).
	3. Activity status: Non-complying; Where: a. Compliance is not achieved with GRZ-R4(1)(c).

GRZ-R5	Accessory buildings
	1. Activity status: Permitted Where: a. The <i>accessory building</i> is used for associated <i>residential activities</i> ; and b. Compliance is achieved with GRZ-S1, GRZ-S2, and GRZ-S4.
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GRZ-R5(1)(a), GRZ-S1, GRZ-S2, or GRZ-S4. Matters of discretion: 1. The matters set out in GRZ-O3 and GRZ-P3; 2. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

GRZ-R6	Papakāinga
	1. Activity status: Permitted Where: a. Compliance is achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, and GRZ-S7; and b. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m ² per <i>site</i> .
	2. Activity status: Restricted discretionary Where:

	<p>a. Compliance is not achieved with GRZ-R6(1)(b), GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, or GRZ-S7.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met; 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; 3. The adverse effects on traffic generation, road safety, parking, and access, including a safe pick up and drop off area; 4. The extent of impervious surfaces and landscaping; and 5. Infrastructure requirements.
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GRZ-R7	<i>Residential visitor accommodation (excluding visitor accommodation)</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, and GRZ-S7.</p>
	<p>2. Activity status: Restricted discretionary;</p> <p>Where:</p> <p>b. Compliance is not achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, or GRZ-S7.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met; 2. The intensity and scale of the activity and adverse effects on the amenity of the surrounding area; and 3. The adverse effects on adjacent residential properties, particularly noise and privacy.

GRZ-R8	<i>Home business</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p>

	<ul style="list-style-type: none"> a. Compliance is achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, and GRZ-S7; b. No more than 50m² 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>; c. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and d. No outdoor storage of goods and materials.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRZ-R7(b), GRZ-R7(c), GRZ-R7(d), GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, or GRZ-S7. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met; 2. Whether the activity is compatible with the character of the surrounding neighbourhood; 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; 4. The effects on the safe and efficient functioning of the transport network generated by the activity; and 5. Whether the activity is appropriately located in the General Residential Zone or other more appropriate zone.

GRZ-R9	Care facility
	<p>1. Activity status: Permitted;</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, and GRZ-S7; and b. The maximum occupancy does not exceed 10 residents.
	<p>2. Activity status: Restricted discretionary;</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRZ-R9(1)(b), GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, or GRZ-S7.

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met; 2. Whether the activity is compatible with the character of the surrounding neighbourhood; 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; 4. The effects on the safe and efficient functioning of the transport network generated by the activity; 5. Whether the activity is appropriately located in the General Residential Zone or other more appropriate zone.
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GRZ-R10	<i>Minor residential unit</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The <i>gross floor area</i> of the minor residential unit does not exceed 80m²; b. There is one <i>minor residential unit per site</i>; and c. Compliance is achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S5, GRZ-S6, and GRZ-S7.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with GRZ-R10(1)(b), GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, or GRZ-S7.
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with GRZ-R9(1)(a).

GRZ-R11	Multi-unit housing
<p>Medium Density Residential Precinct</p>	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent to which building design, siting, form, and external appearance is in accordance with the Multi-unit Housing Design Guide;

		<ol style="list-style-type: none"> 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; 3. The extent to which topography, site orientation, and planting have been integrated into the site layout and design; 4. The effect on amenity values of adjoining residential properties, including privacy, shading, and sense of enclosure; 5. The ability to provide adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each <i>residential unit</i>; 6. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment; 7. The extent of impervious surfaces and landscaping; 8. The capacity of existing infrastructure to service the activity, including three waters infrastructure; and 9. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.
	General Residential Zone	2. Activity status: Discretionary.
	Low Density Residential Precinct	3. Activity status: Non-complying.

GRZ-R12	<i>Retirement village</i>
General Residential Zone Medium Density Residential Precinct	<ol style="list-style-type: none"> 1. Activity status: Restricted discretionary. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. 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 Zone or precinct; 2. The effect on amenity values of adjoining residential properties and the surrounding neighbourhood, including privacy, shading, and sense of enclosure; 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;

	<ol style="list-style-type: none"> 4. The <i>site</i> can accommodate the scale and intensity of the activity, in terms of its size, topography, and location; 5. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment; 6. The extent of impervious surfaces and landscaping; 7. The capacity of existing infrastructure to service the activity, including three waters infrastructure; and 8. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.
Low Density Residential Precinct	2. Activity status: Discretionary.

GRZ-R13	<i>Community facility</i>
	<ol style="list-style-type: none"> 1. Activity status: Restricted discretionary. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The adverse effects on the amenity values of nearby residential properties and public places, including: <ol style="list-style-type: none"> i. privacy and cumulative effects of other nearby non-residential activities, including noise ii. hours of operation iii. loss of notable trees and landscaping; 2. Whether high quality on-site amenity values can be achieved 3. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment; 4. The extent of impervious surfaces and landscaping; 5. Whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre; 6. Infrastructure requirements; and 7. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

GRZ-R14	<i>Educational facility</i>
	<ol style="list-style-type: none"> 1. Activity status: Restricted discretionary .

	<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"> 1. Whether the activity is compatible with the character of the surrounding neighbourhood; 2. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood; 3. Whether the activity is appropriately located on the <i>site</i>; 4. Topography, site orientation, and planting; 5. The adverse effects on traffic generation, road safety, parking and access, including a safe pick up and drop off area; 6. Methods to mitigate noise for outdoor facilities; and 7. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.
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GRZ-R15	Healthcare activity
	<p>1. Activity status: Restricted discretionary.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Intensity and scale of the activity, including hours of operation. 2. The adverse effects of traffic generation, road safety, parking and access, including a safe pick up and drop off area; 3. Effect on streetscape and character of the zone; 4. Effect on amenity values of nearby residential properties, including cumulative effects with other nearby <i>non-residential activities</i>; 5. Whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre; 6. Infrastructure requirements; and 7. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

GRZ-R16	Commercial activities
	<p>1. Activity status: Discretionary.</p>

GRZ-R17	Any activity not otherwise listed in this chapter
	1. Activity status: Discretionary.

GRZ-R18	<i>Industrial activities</i>
	1. Activity status: Non-complying.

GRZ-R19	<i>Rural industry activities</i>
	1. Activity status: Non-complying.

GRZ-R20	Primary production activities
	1. Activity status: Non-complying.

Standards

GRZ-S1	Maximum <i>height</i>
No building or structure shall exceed a height of 10m above ground level.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building or structure</i>; 2. Visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the <i>building or structure</i>; 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and 5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.

GRZ-S2	Maximum building height in relation to boundary
<p>a. 3 metres <i>height</i> at the boundary with a 45-degree recession plane on all side and rear boundaries.</p> <p>b. This requirement does not apply to <i>common walls</i>, road boundaries, or access legs.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building or structure</i>; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the <i>building or structure</i>; 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and 5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.
GRZ-S3	Building setbacks
<p>Front boundary setbacks:</p> <ol style="list-style-type: none"> a. <i>Buildings or structures</i> must not be located within 3 metres from the front boundary of a site b. <i>Garages and</i> carports (either separate or integrated into the principal <i>residential unit</i>) must not be located within 5 metres from the front boundary of a site. <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"> c. For front sites, two boundaries (side or rear boundaries) shall be subject 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and the character of the area; 3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy; 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location; 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>to 3 metre setbacks, and one boundary shall be subject to a 1.5 metre setback.</p> <p>d. For rear sites, two boundaries (side or rear boundaries) shall be subject to 3 metre setbacks, and two boundaries shall be subject to 1.5 metre setbacks.</p> <p>e. 0 metres for <i>common wall</i> boundaries.</p> <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 10 metres. A rear site is a <i>site</i> with a legal road frontage of less than 10 metres. A corner site means a <i>site</i> with two or more legal road frontages of not less than 10 metres each.</p> <p>Exceptions to side and rear boundary setbacks:</p> <p>f. 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 2 metres in length.</p> <p>Waterbody setbacks:</p> <p>g. 5 metres from any <i>surface waterbody</i>.</p> <p>h. 25 metres from a <i>significant waterbody</i>.</p>	<p>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical; and</p> <p>7. For the waterbody setbacks, the effects on the values of the waterbody</p>
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GRZ-S4	<i>Accessory building and minor residential unit setbacks</i>
<ul style="list-style-type: none"> a. No <i>accessory building</i> or <i>minor residential unit</i> is to be located in the front boundary building setback. b. No <i>accessory building</i> is to be located within 1.5 metres of any side or rear boundary. c. 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>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Effect on streetscape character of the area; 2. The extent to which the building design can be integrated with the topography, site orientation, and landscaping; 3. Whether adequate mitigation of adverse effects can be achieved through the use of landscaping, planting, and/or alternative materials; 4. Effect on amenity values of nearby residential properties, including privacy, shading, and sense of enclosure; and 5. Parking and access, safety, efficiency, and effects to on-street parking and neighbours.
GRZ-S5	<i>Maximum fence height</i>
<ul style="list-style-type: none"> a. No fence, wall, or screen shall exceed a height of 1.8 metres. b. Exception: At road intersections of Transit Corridor roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1 metre in <i>height</i> is permitted within a 6-metre by 6-metre triangle measured from a boundary intersection point. 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; 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>

	<p>is located adjacent to a noise-emitting source; and</p> <p>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, materials, and/or alternative design.</p>
GRZ-S6	<i>Outdoor living space</i>
<p>a. A minimum area of <i>outdoor living space</i> must be provided as follows:</p> <ul style="list-style-type: none"> i. Per <i>residential unit</i> at ground level: 20m² at ground level ii. Per <i>minor residential unit</i> at ground level: 20m² at ground level; iii. Per <i>minor residential unit</i> located above ground floor: balcony at least 8m² and minimum dimension of 1.8 metres; or iv. Per <i>residential unit</i> located above ground floor: balcony at least 8m² and minimum dimension of 1.8 metres <p>b. The <i>outdoor living space</i> must:</p> <ul style="list-style-type: none"> i. Must be directly accessible from a <i>habitable room</i>; ii. Must be free of <i>buildings</i>, parking spaces, manoeuvring areas, and outdoor utility areas, except for: <ul style="list-style-type: none"> a. eaves up to a maximum of 600mm in width b. external gutters or downpipes (including their brackets) up to an additional width of 150mm; or c. cover to provide shade for sun protection; and iii. For residential units at ground level, outdoor living spaces may be grouped cumulatively by area in one communally accessible location, or located directly adjacent to the unit 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The residential amenity for the occupiers of the <i>residential units</i>; 2. Proximity of the <i>residential unit</i> to accessible public open space; 3. The accessibility and convenience of the <i>outdoor living space</i> for occupiers; 4. Whether adequate sunlight is provided to the <i>outdoor living space</i> throughout the year; 5. Whether the balance of open space and <i>buildings</i> will maintain the amenity anticipated for the General Residential Zone; and 6. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical.

<p>iv. For residential units 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>	
GRZ-S7	<i>Carparking areas</i>
<p>a. 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"> 1. Parking and access, safety, efficiency, and effects to on-street parking and neighbours. 2. Effect on streetscape character of the area; 3. The amenity of adjoining sites, including amenity or privacy effects; 4. Whether there are topographical or other <i>site</i> constraints that make compliance with the permitted standard impractical; 5. The extent to which the design can be integrated with the topography, site orientation, and landscaping; 6. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; 7. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.

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
- 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.

Objectives

SETZ-O1	Purpose of the Settlement Zone
The Settlement Zone predominantly provides larger sites for residential use and enables some small-scale commercial uses where they provide services to the local community.	
SETZ-O2	Character and Amenity Values of the Settlement Zone
Existing settlements are recognised and retain their existing character and amenity values.	

Policies

SETZ-P1	Enable appropriate and complementary activities in the Settlement Zone
<p>Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for:</p> <ul style="list-style-type: none"> a. Predominantly low density residential activities on large sites that accommodate onsite servicing if reticulated infrastructure is not provided or capacity available in the area; b. Small scale commercial, tourism, hospitality, and general store activities that service the local coastal and/or rural communities and visitors; c. Cultural activities, visitor accommodation, reserves, and community facilities to meet the needs of local coastal and/or rural communities and visitors. 	
SETZ-P2	Maintain the character and amenity values of existing settlements
<p>Maintain the role, function, and predominant character and amenity values for the zone, particularly activities and structures by:</p> <ul style="list-style-type: none"> a. Ensuring the intensity of development is predominantly single detached residential units on single sites, on larger lot sizes, and providing for high quality and spacious on-site amenity b. Maintaining building height, bulk and form that is in keeping with the character and amenity values of the existing settlements, which includes built character of predominantly one to two storey residential units within a generally spacious setting; c. 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. d. Development that achieves attractive and safe streets and public open spaces, including by: <ul style="list-style-type: none"> i. Providing for passive surveillance; ii. Optimising front yard landscaping; iii. Minimising visual dominance of garage doors; e. 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. Maintain significant outlooks from within public spaces in the settlements to coastal or rural areas; 	

- h. Provide 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. Provide for low impact on-site infrastructure to service residential and non-residential activities.

Rules

Note: 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.

SETZ-R1	<i>Buildings and structures, including construction, additions and alterations</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8. <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: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with one or more of the standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

SETZ-R2	<i>Demolition of buildings and structures</i>
	<p>1. Activity status: Permitted.</p>

	Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.
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SETZ-R3	Relocating a <i>building</i>
	<p>1. Activity status: Controlled</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Siting, design, and exterior condition; 2. Screening and landscape treatment; 3. Bonds; 4. Transportation route; and 5. The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

SETZ-R4	<i>Residential activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. There is one residential unit per site.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SETZ-R4(1).

SETZ-R5	<i>Accessory buildings</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The <i>accessory building</i> is used for associated <i>residential activities</i>; and b. Compliance is achieved with standards SETZ-S1, SETZ-S2, SETZ-S4, SETZ-S5, and SETZ-S7.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p>

	<p>a. Compliance is not achieved with one or more of the standards SETZ-S1, SETZ-S2, SETZ-S4, SETZ-S5, and SETZ-S7.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in SETZ-O1, SETZ-O2, SETZ-P1, and SETZ P2; and 2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
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SETZ-R6	<i>Papakāinga</i>
	<p>1. Activity status: Permitted;</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8; and b. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m² per <i>site</i>.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SETZ-R6(1) or one or more of the standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met; 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; 3. The adverse effects on traffic generation, road safety, parking, and access, including a safe pick up and drop off area; 4. The extent of impervious surfaces and landscaping; and 5. Infrastructure requirements.

SETZ-R7	<i>Residential visitor accommodation (excluding visitor accommodation)</i>
	<p>1. Activity status: Permitted</p>

		<p>Where:</p> <ol style="list-style-type: none"> Compliance is achieved with standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8.
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with one or more of the standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8. <p>Matters of discretion:</p> <ol style="list-style-type: none"> The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met; The intensity and scale of the activity and adverse effects on the amenity of the surrounding area; and The adverse effects on adjacent residential properties, particularly noise and privacy.

SETZ-R8		<i>Home business</i>
		<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is achieved with standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, and SETZ-S7, and SETZ-S8.
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with one or more of the standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8. <p>Matters of discretion:</p> <ol style="list-style-type: none"> The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

SETZ-R9		<i>Educational facility</i>
		<p>1. Activity status: Permitted</p>

	<p>Where:</p> <ol style="list-style-type: none"> Compliance is achieved with standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8; The activity and primary frontage is located on a site with frontage to a strategic road, arterial road, or collector road identified on the Planning Maps; and The maximum gross floor area of any building occupied by the educational facility is 200m² per site.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with SETZ-R9(1). <p>Matters of discretion:</p> <ol style="list-style-type: none"> Whether the activity is compatible with the character of the surrounding neighbourhood; 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"> privacy and cumulative effects of other nearby non-residential activities, including noise hours of operation loss of landscaping methods to mitigate noise for outdoor facilities; Topography, site orientation, and planting; 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; The extent of impervious surfaces and landscaping; 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; Infrastructure requirements; and The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

SETZ-R10	Healthcare activity
	1. Activity status: Permitted

	<p>Where:</p> <ol style="list-style-type: none"> Compliance is achieved with standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8; The activity and primary entrance is located on a site with frontage to a strategic road, arterial road or collector road identified on the Planning Maps; The maximum gross floor area of any building occupied by the healthcare activity is 200m² per site; and 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.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with SETZ-R10(1). <p>Matters of discretion:</p> <ol style="list-style-type: none"> Whether the activity is compatible with the character of the surrounding neighbourhood; 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"> privacy and cumulative effects of other nearby non-residential activities, including noise hours of operation loss of landscaping methods to mitigate noise for outdoor facilities; Topography, site orientation, and planting; 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; The extent of impervious surfaces and landscaping; 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; Infrastructure requirements; and The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

SETZ-R11	Commercial activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, and SETZ-S8; b. The activity and primary entrance is located on a site with frontage to a transit corridor identified in the Planning Maps; and c. The maximum gross floor area of any building occupied by the commercial activity is 125m² per site.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SETZ-R11(1).

SETZ-R12	Community facility
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with standards SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8; b. The activity and primary entrance is located on a site with frontage to a transit corridor identified on the Planning Maps; and c. The maximum gross floor area of the community facility is 200m² per site.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SETZ-R12(1). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Whether the activity is compatible with the character of the surrounding neighbourhood; 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"> i. privacy and cumulative effects of other nearby non-residential activities, including noise ii. hours of operation iii. loss of landscaping iv. methods to mitigate noise for outdoor facilities <ol style="list-style-type: none"> 3. Topography, site orientation, and planting; 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; 5. The extent of impervious surfaces and landscaping; 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; 7. Infrastructure requirements; and 8. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
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SETZ-R13	<i>Minor residential unit</i>
	<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The intensity and scale of the activity and adverse effects on the amenity of the surrounding area; 2. The adverse effects on adjacent residential properties, particularly noise and privacy; 3. Servicing requirements, particularly whether three waters services can be provided on-site in compliance with Council's engineering standards; and 4. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

SETZ-R14	<i>Retirement village</i>
	<ol style="list-style-type: none"> 1. Activity status: Discretionary.

SETZ-R15	Any activity not otherwise listed in this chapter
	<ol style="list-style-type: none"> 1. Activity status: Discretionary.

SETZ-R16	<i>Industrial activities</i>
	1. Activity status: Non-complying.

SETZ-R17	<i>Rural industry activities</i>
	1. Activity status: Non-complying.

SETZ-R18	<i>Primary production activities</i>
	1. Activity status: Non-complying.

Standards

SETZ-S1	<i>Maximum building height</i>	
No building or structure shall exceed a height of 10m above ground level.		<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and 5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.
SETZ-S2	<i>Maximum building height in relation to boundary</i>	
a. 3 metres <i>height</i> at the boundary with a 45-degree recession plane on all side and rear boundaries.		<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and amenity values of nearby properties, including

<p>b. This requirement does not apply to <i>common walls</i>, road boundaries, or access legs.</p>	<p>visual dominance, shading, and loss of privacy for adjoining sites;</p> <p>3. Bulk and dominance of the building or structure;</p> <p>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area; and</p> <p>5. 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>SETZ-S3</p>	<p><i>Building setbacks</i></p>
<p>Front boundary setbacks:</p> <ul style="list-style-type: none"> a. Buildings or structures must not be located within 3 metres from the front boundary of a site b. Garages and carports (either separate or integrated into the principal residential unit) must not be located within 5 metres from the front boundary of a site. <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> <ul style="list-style-type: none"> c. For front sites two boundaries (side or rear boundaries) shall be subject to 3 metre setbacks, and one boundary shall be subject to a 1.5 metre setback. d. For rear sites, two boundaries (side or rear boundaries) shall be subject to 3 metre setbacks, and two boundaries shall be subject to 1.5 metre setbacks. 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and the character of the area; 3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy; 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location; 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; 6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical; and 7. For the waterbody setbacks, the effects on the values of the waterbody.

<p>e. 0 metres for <i>common wall</i> boundaries.</p> <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 10 metres. A rear site is a <i>site</i> with a legal road frontage of less than 10 metres. A corner site means a <i>site</i> with two or more legal road frontages of not less than 10 metres each.</p> <p>Exceptions to side and rear boundary setbacks:</p> <p>f. 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 2 metres in length.</p> <p>Waterbody setbacks:</p> <p>g. 5 metres from any <i>surface waterbody</i>.</p> <p>h. 25 metres from a <i>significant waterbody</i>.</p>	
SETZ-S4	<i>Accessory building and minor residential unit setbacks</i>
<p>a. No <i>accessory building</i> or <i>minor residential unit</i> is to be located in the front boundary building setback.</p> <p>b. No <i>accessory building</i> is to be located within 1.5 metres of any side or rear boundary.</p> <p>c. 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"> 1. Effect on streetscape character of the area; 2. The extent to which the building design can be integrated with the topography, site orientation, and landscaping; 3. Whether adequate mitigation of adverse effects can be achieved through the use of landscaping, planting, and/or alternative materials;

		<p>4. Effect on amenity values of nearby residential properties, including privacy, shading, and sense of enclosure; and</p> <p>5. Parking and access, safety, efficiency, and effects to on-street parking and neighbours.</p>
SETZ-S5	Maximum fence <i>height</i>	
<p>a. No fence, wall, or screen shall exceed a height of 1.8 metres.</p> <p>b. Exception: At road intersections of St transit corridor roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1 metre in <i>height</i> is permitted within a 6-metre by 6-metre triangle measured from a boundary intersection point.</p>		<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; 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; and 6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, materials and/or alternative design.
SETZ-S6	Outdoor living space	
<p>a. A minimum area of <i>outdoor living space</i> must be provided as follows:</p> <ol style="list-style-type: none"> i. Per <i>residential unit</i> at ground level: 40m² at ground level; ii. Per <i>minor residential unit</i> at ground level: 20m² at ground level; iii. Per <i>minor residential unit</i> located above ground 		<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The residential amenity for the occupiers of the <i>residential units</i>; 2. Proximity of the <i>residential unit</i> to accessible public open space;

<p>floor: balcony at least 8m² and minimum dimension of 1.8 metres; or</p> <p>iv. Per <i>residential unit</i> located above ground floor: balcony at least 8m² and minimum dimension of 1.8 metres.</p> <p>b. The <i>outdoor living space</i> must:</p> <ol style="list-style-type: none"> Be directly accessible from a <i>habitable room</i>; Be free of <i>buildings</i>, parking spaces, manoeuvring areas, and outdoor utility areas, except for: <ol style="list-style-type: none"> eaves up to a maximum of 600mm in width external gutters or downpipes (including their brackets) up to an additional width of 150mm; or cover to provide shade for sun protection. 	<ol style="list-style-type: none"> The accessibility and convenience of the <i>outdoor living space</i> for occupiers; Whether adequate sunlight is provided to the <i>outdoor living space</i> throughout the year; Whether the balance of open space and <i>buildings</i> will maintain the amenity anticipated for the Settlement Zone; and Whether topographical or other <i>site</i> constraints make compliance with the standard impractical.
SETZ-S7	Scale of buildings
<p>a. The maximum gross floor area of any single non-residential <i>building</i> or <i>structure</i> is 200m².</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The location, design, and appearance of the <i>building</i> or <i>structure</i>; Shading and loss of privacy for adjoining sites; Visual bulk and dominance of the <i>building</i> or <i>structure</i>; Compatibility with the anticipated scale, proportion, and context of <i>buildings</i>, <i>structures</i>, and activities in the surrounding area; Effect on streetscape character of the area; The extent to which the building design can be integrated with the

	<p>topography, site orientation, and landscaping;</p> <p>7. Whether the balance of open space and <i>buildings</i> and <i>structures</i> will maintain the amenity anticipated for the Settlement Zone; and</p> <p>8. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.</p>
SETZ-S8	Carparking areas
<p>a. There shall 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"> 1. Parking and access, safety, efficiency, and effects to on-street parking and neighbours. 2. Effect on streetscape character of the area; 3. The amenity of adjoining sites, including amenity or privacy effects; 4. Whether there are topographical or other <i>site</i> constraints that make compliance with the permitted standard impractical; 5. The extent to which the design can be integrated with the topography, site orientation, and landscaping; 6. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; 7. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.

GRUZ - General Rural Zone

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 native 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 indoor 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 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 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 Plan Map 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.

Objectives

GRUZ-01	Purpose of the General Rural Zone
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.	
GRUZ-02	Rural Character and Amenity
<p>The predominant character and <i>amenity values</i> of the General Rural Zone are maintained and enhanced, which include:</p> <ol style="list-style-type: none"> 1. Areas of viticulture, crops, pasture, forestry (indigenous and plantation), and the presence of a large number of farmed animals; 2. sparsely developed landscape with open space between buildings that are predominantly used for agricultural, pastoral and horticultural activities (for example, barns and sheds), low density rural living (for example, farmhouses, worker's cottages and a small degree of rural lifestyle) and community activities (for example, rural halls, domains and schools); 3. a range of noises, smells, light overspill and traffic, often on a cyclic and seasonable basis, generated from the production, manufacture, processing and/or transportation of raw materials derived from primary production; 4. interspersed existing rural industry facilities associated with the use of the land for <i>intensive farming</i>, quarrying and cleanfills; and 5. the presence of rural infrastructure, including rural roads, state highways and the on-site disposal of wastewater, and a general lack of urban infrastructure, such as street lighting, solid fences and footpaths. 	
GRUZ-03	Provision for Primary Production
The productive land and resources of the General Rural Zone support a range of rural production oriented and resource dependent activities.	
GRUZ-04	Enable compatible activities
<i>Primary production</i> , <i>ancillary activities</i> and other activities that have a <i>functional need</i> or <i>operational need</i> to be located within the General Rural Zone that utilise natural resources to function efficiently and effectively are enabled in the General Rural Zone.	
GRUZ-05	Reverse sensitivity
<i>Sensitive activities</i> are designed and located to avoid or mitigate <i>reverse sensitivity</i> effects and incompatibility with <i>primary production</i> , other land uses activities and key transport corridors in the General Rural Zone.	

GRUZ-O6	Rural lifestyle
<ol style="list-style-type: none"> 1. Rural lifestyle subdivision and development is managed in a way that avoids additional fragmentation of productive land and its productive potential. 2. Opportunities for rural lifestyle subdivision and development in appropriate locations within the General Rural Zone is provided for, insofar as GRUZ-O6(1) is met. 	
GRUZ-O7	Protection of land with special characteristics
<p>Recognise and protect land that utilises the finite combination of climate and soil characteristics which make it suitable for viticulture to support the economic and social well-being of Martinborough.</p>	

Policies

GRUZ-P1	Appropriate activities
<ol style="list-style-type: none"> 1. Enable <i>primary production</i> activities and <i>ancillary activities</i> that are compatible with the purpose, character and amenity values of the General Rural Zone. 2. Enable other activities that have a <i>functional need</i> or <i>operational need</i> to be located in the General Rural Zone. 3. Provide for rural lifestyle development in appropriate locations where GRUZ-P1-(1) and GRUZ-P1(2) are enabled. 	
GRUZ-P2	Incompatible activities
<p>Avoid activities and development that:</p> <ol style="list-style-type: none"> 1. Are incompatible with the purpose, character and amenity of the General Rural Zone; 2. Will result in fragmentation of land and the productive potential of land; or 3. Will result in reverse sensitivity effects and/or conflict with permitted activities in the zone including <i>primary production</i> and <i>ancillary activities</i>. 	
GRUZ-P4	Rural character and amenity values
<p>Provide for subdivision, use and development where it does not compromise the purpose, character and amenity values of the General Rural Zone, by:</p> <ol style="list-style-type: none"> 1. Enabling and promoting openness and predominance of vegetation. 2. Enabling and promoting a productive working landscape. 3. Enabling <i>primary production</i> and <i>ancillary activities</i>. 4. Providing for varying forms, scale and separation of structures associated with primary production activities. 5. Managing the density and location of residential development. 6. Allotments can be self-serviced. 	

<ol style="list-style-type: none"> 7. Retaining a clear delineation and contrast between the district's rural areas and urban areas. 8. Avoiding, remedying or mitigating <i>reverse sensitivity effects</i>. 	
GRUZ-P5	Avoid inappropriate subdivision
<p>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 and amenity values of the zone, by:</p> <ol style="list-style-type: none"> 1. Limiting small lot subdivision within the General Rural Zone to only areas where there is limited productive potential and it does not compromise the use of land for primary production activities; and 2. Recognising the cumulative effects associated small lot subdivision on the productive use and potential within the General Rural Zone. 	
GRUZ-P6	Quarrying activities
<p>Manage <i>quarrying activities</i> within the General Rural Zone by:</p> <ol style="list-style-type: none"> 1. Enabling <i>farm quarries</i>; and 2. Providing for other <i>quarrying activities</i> where it can be demonstrated that: <ol style="list-style-type: none"> a. 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; b. There are measures to avoid for any <i>quarrying activity</i> located within proximity of <i>sensitive activities</i>; c. There are measures to minimise any adverse noise, vibration, traffic and lighting effects; d. There are measures to mitigate any adverse effects on character and amenity values of the General Rural Zone from the movement of vehicles; e. It avoids or mitigates any adverse effects on waterbodies and their margins; and f. It internalises adverse effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting. 	
GRUZ-P7	Reverse sensitivity
<p>Avoid or mitigate the potential for <i>reverse sensitivity effects</i> by:</p> <ol style="list-style-type: none"> 1. avoiding the establishment of any new <i>sensitive activity</i> near existing <i>intensive farming, primary production activities, waste management facilities, quarrying activities, and rural industry</i> in circumstances where the new sensitive activity may compromise the operation of the existing activities; 	

2. managing the establishment of new sensitive activities near other *primary production* activities ;
3. ensuring adequate separation distances between existing sensitive activities and new intensive *primary production* activities, intensive *primary production* activities, *quarrying activities*, and *rural industry*; and
4. avoiding *quarry*, landfill, cleanfill area, mining activities adjacent to urban areas where the amenity values of urban environments would be diminished.

GRUZ-P8**Martinborough Soils Overlay**

Identify and protect land and buffer areas within the Martinborough Soils Overlay that contain characteristics that:

1. Have unique soil and climatic characteristics suitable for viticulture;
2. Are vulnerable to fragmentation of land and development; and
3. Contribute to the economic and social wellbeing of the Martinborough

GRUZ-P9**Activities within the Martinborough Soils Overlay**

Manage subdivision, use and development within the Martinborough Soils Overlay to protect the finite land resource, by:

1. Enabling and promoting primary production activities, in particular viticulture;
2. Providing for the activities that are directly associated with primary production activities including viticulture by:
 - a. Operation of devices used to protect crops from bird and/or frost;
 - b. Temporary events;
 - c. *Rural produce retail activities*;
 - d. Operation of heavy machinery;
 - e. Managing the density and location of residential units; and
3. Avoiding the fragmentation of land which compromises its use for primary production activities.

Rules

Note:

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.

GRUZ-R1	<i>Buildings and structures, including construction, additions and alterations</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-S6</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GRUZ-R1(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>

GRUZ-R2	<i>Demolition of buildings and structures</i>
	<p>1. Activity status: Permitted</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

GRUZ-R3	<i>Relocation of a building from another site that is to be used as a residential unit</i>
	<p>1. Activity status: Controlled</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Sitting, design and exterior condition; 2. Screening and landscape treatment; 3. Bonds; 4. Transportation route; and 5. The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

GRUZ-R4	<i>Worker accommodation</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p>

		<ul style="list-style-type: none"> a. There is a maximum of five <i>workers accommodation</i> units per site; and b. The <i>gross floor area</i> of any building or structure is no more than 150 m²; and c. Compliance is achieved with: <ul style="list-style-type: none"> i. GRUZ-S1, GRUZ-S2 and GRUZ-S3.
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRUZ-R4(1). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met; and 2. Number of workers accommodation required to enable the <i>primary production</i> activity; and 3. The effect of the intensity and scale of the activity, the building design, siting, form and external appearance is compatible with the General Rural Zone.

GRUZ-R5	<i>Primary production, quarrying activities, intensive farming and rural industry</i>
	1. Activity status: Permitted

GRUZ-R6	<i>Residential visitor accommodation (excluding visitor accommodation)</i>
	<p>1. Activity status: Permitted.</p> <p>Where compliance is achieved with standards GRUZ-S4.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRUZ-R6(1). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

GRUZ-R7	Residential activities
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with standards GRUZ-S4 and GRUZ-S7; and b. Where the <i>site</i> is located within the <i>Martinborough Soils Overlay</i> the number of residential units must not exceed: <ul style="list-style-type: none"> i. one <i>residential unit</i> per <i>site</i>; and ii. one <i>minor residential unit</i> that has a gross floor area of no more than 80 m² per <i>site</i>.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRUZ-R7(1)(a). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRUZ-R7(1)(b).

GRUZ-R8	<i>Intensive Farming</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with GRUZ-S5
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with GRUZ-R8(1) is not met. <p>Matters of discretion:</p>

	1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
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GRUZ-R7	Conservation activities
	1. Activity status: Permitted

GRUZ-R8	Rural produce retail
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-S7; b. There is only one rural produce retail activity per site; c. The gross floor area is no more than 40 m²; and d. The activity does not rely on or require direct access to a State Highway.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRUZ-R8(1)

GRUZ-R9	Quarrying activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. It is a <i>farm quarry</i>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRUZ-R9(1); b. Is a <i>quarrying activity</i>; c. There is no processing including crushing, screening, washing, and blending on site; and

	<p>d. 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"> 1. The siting and scale of buildings and visual screening to maintain the character and amenity values of the General Rural Zone; 2. Measures to minimise any adverse noise vibration, access, dust and lighting effects; 3. Vehicle access design and location; 4. Safety and efficiency of the road network from the type, number, and time of day of vehicle movements anticipated; 5. Measures to minimise any adverse effects on character and amenity values of the Zone from the movement of vehicles; 6. Measures to minimise any adverse effects on visual amenity and character values including use of landscaping; 7. Use of industry best practice and management plans, including monitoring and self-reporting; 8. Measures to remediate the site following closure of <i>quarrying activities</i>; 9. Any bond or financial contributions that to manage any of the effects of other matters of discussion,
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with GRUZ-R9(2)

GRUZ-R10	<i>Papakāinga</i>
	<p>1. Activity status: Permitted;</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with GRUZ-S1, GRUZ-S2, GRUZ-S3, GRUZ-S4 and GRUZ-S6; and b. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m² per <i>site</i>.
	<p>2. Activity status: Restricted Discretionary;</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with GRUZ-R10(1). <p>Matters of discretion:</p>

	<ol style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 2. Whether high quality on-site amenity values can be achieved 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. 4. The extent of impervious surfaces and landscaping. 5. Infrastructure requirements.
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GRUZ-R11	Motorised outdoor recreation activities
	<ol style="list-style-type: none"> 1. Activity status: Restricted discretionary <p>Matters of discretion:</p> <ol style="list-style-type: none"> a. Hours of operation; b. Frequency of the activity; c. Level and frequency of the noise generated; d. Changes in the type and amount of traffic; e. Location.

GRUZ-R12	Visitor accommodation (excluding residential visitor accommodation)
	<ol style="list-style-type: none"> 1. Activity status: Discretionary.

GRUZ-R13	Rural industry
	<ol style="list-style-type: none"> 1. Activity status: Discretionary

GRUZ-R14	Commercial boarding of cats, dogs, and other domestic pets
	<ol style="list-style-type: none"> 1. Activity status: Discretionary

GRUZ-R15	Commercial and industrial activities not otherwise provided for
	<p>1. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. It is not otherwise provided for in the permitted, controlled and restricted discretionary rules of the General Rural Zone chapter; and b. The gross floor area does not exceed 2,000m²
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with Rule GRUZ-R15(1).

GRUZ-R16	Any activity not otherwise listed as permitted, controlled, restricted discretionary, or non-complying
	<p>1. Activity status: Discretionary</p>

Standards

GRUZ-S1	Maximum Building height	
<p>1. <i>Residential unit</i>: 10 m</p> <p>2. All other <i>buildings</i> and <i>structures</i>: 12 m</p>		<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The location, design and appearance of the <i>building</i> or <i>structure</i>; 2. Visual dominance, shading and loss of privacy for, <i>residential units</i> on adjacent sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Whether an increase in building height results from site constraints or a response to natural hazard mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical.

GRUZ-S2	Maximum building height in relation to boundary
<p>3 m height at the boundary with a 45° recession plane on all side and rear boundaries.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design and appearance of the <i>building</i> or <i>structure</i>; 2. Visual dominance, shading and loss of privacy for, <i>residential units</i> on adjacent sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Whether an increase in <i>building height</i> results from site constraints or a response to <i>natural hazard</i> mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical.
GRUZ-S3	Building Setbacks
<ol style="list-style-type: none"> 1. <i>Buildings</i> or <i>structures</i> must not be located within: <ol style="list-style-type: none"> a. 10 m of any front road boundary of sealed roads; b. 10 m of any other boundary; c. 25 m of any front boundary of unsealed roads; d. 25 m of any <i>significant waterbody</i>; and e. 10 m of any <i>surface waterbody</i>; 2. <i>Residential units</i> must also not be located within: <ol style="list-style-type: none"> a. 40 m of the edge of a <i>plantation forest</i> under separate ownership; b. 300 m of a boundary with untreated agricultural effluent disposal areas; c. 300 m of an effluent holding pond; and 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent to which building design, siting and external appearance adversely impacts on rural character and amenity. 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. 3. Effect on nearby properties, including outlook, privacy, shading and sense of enclosure. 4. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site.

<p>d. 500 m of an <i>intensive farming activity</i> under separate ownership.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Bridges and river crossings; 2. Fences or standalone walls; 3. Rainwater tanks with a diameter of less than 3.5 m and a height of 3 m; 4. Standard 1(b) and 1(c) does not apply to buildings and structures associated with <i>rural produce retail</i>. 5. For sites less than 4,500 m², accessory buildings may be located up to 1.5 metres from the side and rear of the boundaries. 	<ol style="list-style-type: none"> 5. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design. 6. The extent to which the reduction in setback would impact on the future ability for road widening requirements.
GRUZ-S4	Number of Residential Units
<ol style="list-style-type: none"> 1. For <i>sites</i> comprising of less than 40 ha: <ol style="list-style-type: none"> a. one <i>residential unit</i> per site; and b. one <i>minor residential unit</i> that has a gross floor area of no more than 80 m² per site. 2. For sites comprising of 40 ha or more: <ol style="list-style-type: none"> a. two <i>residential units</i> per site; and b. one minor residential unit per site, where the <i>minor residential unit</i> is located within 30 m of the primary <i>residential unit</i> and has a gross floor area of no more than 80 m² per site 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Whether it can be demonstrated that the residential unit(s) provides ancillary accommodation for landowners and/or workers involved with primary production on sites over 40 ha. 2. Whether the residential unit(s) have been designed to share a single vehicle access point and driveway. 3. The extent to which the residential unit(s) and vehicle access point design, siting and external appearance adversely affects rural character and amenity. 4. Site topography and orientation and whether the residential unit(s) and vehicle access point can be more appropriately located to minimise adverse visual amenity effects. 5. Effect on nearby properties, including outlook and privacy. 6. Whether the residential unit(s) and the vehicle access point can be more appropriately located to maintain,

	<p>enhance or restore indigenous biodiversity values.</p> <p>7. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.</p>
GRUZ-S5	Intensive Farming
<p>1. Intensive farming must meet the following standards:</p> <ol style="list-style-type: none"> Not within 500 m of an existing <i>residential unit</i> that is under separate ownership. Not within 50 m of any boundary. Not located within the Water Supply Protection Areas shown on the Planning Maps. No effluent holding pond shall be located within 300 m of an existing <i>residential unit</i> that is under separate ownership. Not within 20 m of any surface waterbody. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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 site and the receiving environment. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone. 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, residential units, and boundaries of residential zones to avoid adverse effects on residents. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values. 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. Access and vehicle movements on the site and the safety and efficiency of the roading network.

GRUZ-S6	Transport requirements for <i>rural produce retail</i>	
Must comply with RTS 3: Guidelines for Establishing Rural Selling Places.	There are no matters of discretion for this standard.	
GRUZ-S7	On-site services	
<ol style="list-style-type: none"> 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 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. 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. 		There are no matters of discretion for this standard.

RLZ – Rural Lifestyle Zone

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 of areas identified within 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 of reticulated services or there is limited accessibility to 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

RLZ-O1	Purpose of the Rural Lifestyle Zone
	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 primary production to occur.
RLZ-O2	Character and Amenity Values of the Rural Lifestyle Zone
	<p>The predominant character and amenity values of the Rural Lifestyle Zone are maintained, which include:</p> <ol style="list-style-type: none"> 1. Low-density residential living on rural lifestyle blocks, characterised by predominantly one to two storey buildings and high levels of on-site amenity,

privacy and large areas for landscape planting and small-scale primary production activities; 2. A diversity of topography and land quality, including land without significant rural production values; and 3. A general absence of urban infrastructure.	
RLZ-O3	Enable compatible activities
<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.	

Policies

RLZ-P1	Appropriate activities
Enable residential activities, primary production and ancillary activities that are compatible with the purpose, character and amenity values of the Rural Lifestyle Zone.	
RLZ-P2	Incompatible activities
Avoid activities that are incompatible with the purpose, function and predominant character of the Rural Lifestyle Zone and/or activities that will result in: <ol style="list-style-type: none"> reverse sensitivity effects and/or conflict with permitted activities in the Rural Lifestyle Zone and adjacent zones. the establishment of commercial, rural industry or industrial activities in the Rural Lifestyle Zone that are more appropriately located in the Commercial and Mixed Use Zones, Rural Production Zone or General Industrial Zone; urbanisation of the Rural Lifestyle Zone as a consequence of residential development; or adverse effects, which cannot be avoided, remedied or mitigated, on: residential activities or primary production activities; and rural lifestyle character and amenity values. 	
RLZ-P3	Rural lifestyle character and amenity values
Provide for subdivision, use and development that supports the purpose, character and amenity values of the Rural Lifestyle Zone, by: <ol style="list-style-type: none"> Maintaining low density of single detached residential unit on a site, maintaining larger rural lifestyle lot sizes, and providing for high quality and spacious on-site amenity; 	

2. Maintaining building height and form that achieves the planned built character of predominantly one to two storey residential units, buildings and structures within a spacious rural lifestyle setting;
3. Building height, bulk and location maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites;
4. Buildings are setback from road and side boundaries to maintain the spacious landscape character of the area;
5. Ensure allotments are large size to:
 - a. be self-sufficient in the provision of on-site water supply, wastewater and stormwater disposal;
 - b. be in keeping with the spacious landscape character of the area;
 - c. not exacerbate any physical limitations such as land instability;
 - d. provide for setbacks from primary production activities; and
6. Avoiding, remedying or mitigating *reverse sensitivity effects*.

Rules

Note:

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.

RLZ-R1	<i>Buildings and structures, including construction, additions and alterations</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. RLZ-S1, RLZ-S2 and RLZ-S3
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Where compliance is not achieved with GRUZ-R1(1). <p>Matters of discretion:</p>

	1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.
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RLZ-R2	<i>Demolition of buildings and structures</i>
	<p>1. Activity status: Permitted</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

RLZ-R3	<i>Relocation of a building to be used as a residential unit</i>
	<p>1. Activity status: Controlled</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Sitting, design and exterior condition; 2. Screening and landscape treatment; 3. Bonds; 4. Transportation route; and 5. The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

RLZ-R4	<i>Residential activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with RLZ-S4 and RLZ-S5
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Where compliance is not achieved with GRUZ-R4(1).

RLZ-R5	<i>Primary production, excluding quarrying activities, intensive farming and rural industry</i>
	1. Activity status: Permitted

RLZ-R6	Conservation activities
	1. Activity status: Permitted

RLZ-R7	Rural produce retail
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. RLZ-S1, RLZ-S2, RLZ-S3 and RLZ-S7. b. There is only one rural produce retail activity per site.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with RLZ-R7(1) is not met.

RLZ-R8	Shelterbelts and Small Woodlots
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with RLZ-S7
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with RLZ-R8(1) is not met

RLZ-R9	Home business
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with RLZ-S1, RLZ-S2, RLZ-S3, RLZ-S4 and RLZ-S5; and b. No more than 50m² of total gross floor area of all buildings on a site is used for the home business; and c. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and

		d. No outdoor storage of goods and materials.
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with RLZ-R9(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. Whether the activity is compatible with the character of the surrounding neighbourhood. 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. 4. The effects on the safe and efficient functioning of the transport network generated by the activity. 5. Whether the activity is appropriately located in the Rural Lifestyle Zone or other more appropriate zone.

RLZ-R10	Papakāinga
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. compliance is achieved with:</p> <ol style="list-style-type: none"> i. RLZ-S1, RLZ-S2, RLZ-S3, RLZ-S4 and RLZ-S5; ii. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m² per <i>site</i>.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. compliance with RLZ-R10(1) is not achieved.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 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>.

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RLZ - Rural Lifestyle Zone

	<ol style="list-style-type: none"> 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. 4. The extent of impervious surfaces and landscaping. 5. Infrastructure requirements.
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RLZ-R11	<i>Intensive Farming</i>
	1. Activity status: Discretionary

RLZ-R12	<i>Rural industry</i>
	1. Activity status: Discretionary

RLZ-R13	Commercial boarding of cats, dogs, and other domestic pets
	1. Activity status: Discretionary

RLZ-R14	<i>Quarrying activities</i>
	1. Activity status: Non-complying

RLZ-R15	<i>Commercial and industrial activities not otherwise provided for</i>
	1. Activity status: Non-complying

RLZ-R16	Any activity not otherwise listed as permitted, controlled, restricted discretionary, or non-complying
	1. Activity status: Discretionary

Standards

RLZ-S1	Maximum Building height
All <i>buildings</i> and <i>structures</i> : 10 metres	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design and appearance of the <i>building</i> or <i>structure</i>; 2. Visual dominance, shading and loss of privacy for, <i>residential units</i> on adjacent sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Whether an increase in building height results from site constraints or a response to natural hazard mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical.
RLZ-S2	Maximum Building Height in relation to boundary
3 metres height 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"> 1. The location, design and appearance of the <i>building</i> or <i>structure</i>; 2. Visual dominance, shading and loss of privacy for, <i>residential units</i> on adjacent sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Whether an increase in <i>building height</i> results from site constraints or a response to <i>natural hazard</i> mitigation; and 5. Whether topographical or other site constraints make compliance with the standard impractical.

RLZ-S3	Building Setback
<p>1. All <i>buildings</i> and <i>structures</i> must not be located within:</p> <ol style="list-style-type: none"> 10 metres from any boundary. 25 metres from a <i>significant waterbody</i>. 5 metres from any <i>surface waterbody</i>. <p>2. <i>Residential units</i> must also not be located within:</p> <ol style="list-style-type: none"> 30 m from another <i>residential unit</i>. 20 m from any other <i>building</i>. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Bridges and river crossings; Fences or standalone walls; Rainwater tanks with a diameter of less than 3.5 m and a height of 3 m; Up to two accessory buildings within the boundary setback, with a maximum gross floor area of 10m² each. Water intake, pump shed and any associated water conveyance infrastructure. Clause 1(d)(ii) setback does not apply to a garage from a <i>residential unit</i>. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The extent to which building design, siting and external appearance adversely impacts on rural lifestyle character and amenity. 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. Effect on nearby properties, including outlook, privacy, shading and sense of enclosure. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design. The extent to which the reduction in setback would impact on the future ability for road widening requirements. Whether the setback may result in conflict and/or reverse sensitivity effects with other permitted activities occurring on adjacent properties.
RLZ-S4	Number of Residential Units
<p>1. A maximum of:</p> <ol style="list-style-type: none"> one residential unit per site; and 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> Whether the residential unit(s) have been designed to share a single vehicle access point and driveway. The extent to which the residential unit(s) and vehicle access point

<p>b. one minor residential unit that has a gross floor area of no more than 80 m² per site.</p>	<p>design, siting and external appearance adversely affects rural lifestyle character and amenity.</p> <p>3. Site topography and orientation and whether the residential unit(s) and vehicle access point can be more appropriately located to minimise adverse visual amenity effects.</p> <p>4. Effect on nearby properties, including outlook and privacy.</p> <p>5. Whether the residential unit(s) and the vehicle access point can be more 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>
RLZ-S5	On-site services
<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 sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.</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>There are no matters of discretion for this standard.</p>

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.	
RLZ-S6	Transport requirements for <i>rural produce retail</i>
Must comply with RTS 3: Guidelines for Establishing Rural Selling Places	There are no matters of discretion for this standard.
RLZ-S7	Shelterbelts and small woodlots
Trees associated with <i>shelterbelts and small woodlots</i> must be setback or managed so that they maintain, a minimum distance of their own height from any <i>residential unit</i> on an adjoining site, where the building exists at the time of planting.	There are no matters of discretion for this standard.

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 throughout residential neighbourhoods in Masterton and to the local shops in Riversdale and Castlepoint.

Objectives

NCZ-O1	Purpose of the Neighbourhood Centre Zone
The Neighbourhood Centre Zone provides for a limited range of small scale commercial and community activities that service the needs of the immediate residential neighbourhood.	
NCZ-O2	Character and Amenity Values
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.	
NCZ-O3	Protection of Town Centre Zone
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.	
NCZ-O4	Interzone Management
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 Zone.	

Policies

NCZ-P1	Compatible use and development
Allow use and development that is compatible with the purpose, character and amenity values of the Neighbourhood Centre Zone, where: 1. The activity services the needs of the surrounding neighbourhood;	

2. The design and scale of any buildings is of a low to medium density and scale, in keeping with the surrounding residential neighbourhood, and enhances the streetscape;
3. There is adequate existing and/or planned infrastructure to service the activity; and
4. The activity is not of a scale and nature that it would undermine the purpose, function and amenity values of the Town Centre Zone.

Compatible activities may include the following (where they can meet the above criteria):

- a. Food and beverage activities
- b. Retail activities
- c. Healthcare activities
- d. Residential activities.

NCZ-P2**Incompatible use and development**

Avoid activities, including industrial activities, that are incompatible with the purpose, character and amenity values of the Neighbourhood Centre Zone.

NCZ-P3**Residential activities**

Provide for residential activity where:

- a. It is located entirely above ground floor or at the rear of a commercial 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.

NCZ-P4**Other activities**

Only allow for activities not covered by NCZ-P1, NCZ-P2, or NCZ-P3 where:

- a. The activity is not of a scale and nature that it would undermine the purpose, function and amenity values of the Town Centre Zone;
- b. Any significant adverse effects on character, amenity, pedestrian focused spaces, and reverse sensitivity effects, can be avoided, remedied or mitigated;
- c. 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;

<p>d. There is adequate existing and/or planned infrastructure to service the activity; and</p> <p>e. The design and location of any parking areas, vehicle access and servicing arrangements maintain streetscape amenity and do not compromise pedestrian safety.</p>	
NCZ-P5	Managing effects on other areas
<p>Ensure that adverse effects from activities on nearby areas, particularly the Residential and Open Space and Recreation zones, are minimised by requiring:</p> <p>a. Buildings and structures to be set back from Residential and Open Space and Recreation zones;</p> <p>b. Screening of outdoor storage areas and servicing areas.</p>	

Rules

<p>Note:</p> <p>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.</p>

NCZ-R1	<i>Buildings and structures, including construction, additions and alterations</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with the following standards:</p> <ul style="list-style-type: none"> i. NCZ-S1; ii. NCZ-S2; iii. NCZ-S3; iv. NCZ-S4; and <p>b. Any residential unit:</p> <ul style="list-style-type: none"> i. Is located entirely above ground floor or at the rear of a commercial or other permitted activity; and ii. Complies with NCZ-S6. <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition</p>
	2. Activity status: Restricted discretionary

	<p>Where:</p> <ul style="list-style-type: none"> a. Compliance with NCZ-R1(1) is not achieved. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.
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NCZ-R2	Demolition of buildings and structures
	<p>1. Activity status: Permitted</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

NCZ-R3	Relocating a building
	<p>1. Activity status: Controlled</p> <p>Matters of control:</p> <ul style="list-style-type: none"> 1. Siting, design, and exterior condition 2. Screening and landscape treatment 3. Bonds 4. Transportation route 5. The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

NCZ-R4	Residential activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The residential activity is within a residential unit that complies with NCZ-R1(1).
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with NCZ-R4(1) is not achieved.

NCZ-R5		<i>Food and beverage activities</i>
		<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NCZ-S5.</p>
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with NCZ-S5 is not achieved.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion for NCZ-S5.</p>

NCZ-R6		<i>Retail activities</i>
		<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Gross floor area is limited to 100m²; and.</p> <p>b. Compliance is achieved with NCZ-S5.</p>
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-S5.</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>
		<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NCZ-R7(1)(a).</p>

NCZ-R7		<i>Healthcare activities</i>
		<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NCZ-S5.</p>
		<p>2. Activity status: Restricted discretionary</p>

	<p>Where:</p> <ol style="list-style-type: none"> a. Compliance with NCZ-S5 is not achieved. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters of discretion for NCZ-S5.
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NCZ-R8	Community facilities not including buildings and structures
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The adverse effects on the amenity values of nearby residential properties and public places, including: <ol style="list-style-type: none"> i. privacy and cumulative effects of other nearby non-residential activities ii. noise iii. hours of operation iv. loss of mature trees and landscaping. 2. Whether high quality on-site amenity values can be achieved 3. The effects on the safe and efficient functioning of the transport network. 4. The extent of impervious surfaces and landscaping. 5. Infrastructure requirements.

NCZ-R9	Business services
	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ol style="list-style-type: none"> 1. Intensity and scale of the activity, including hours of operation; 2. Adverse effects of traffic generation and effects on road safety, parking and access; 3. Effects on streetscape and character of the zone and the residential area; 4. Effects on amenity values of nearby residential properties; 5. Whether the activity can be better located in the Town Centre Zone; 6. Infrastructure requirements.

NCZ-R10	Trade suppliers
	1. Activity status: Discretionary

NCZ-R11	Entertainment activities
	1. Activity status: Discretionary

NCZ-R12	Educational facilities
	1. Activity status: Discretionary

NCZ-R13	Visitor accommodation
	1. Activity status: Discretionary

NCZ-R14	Recreation activities
	1. Activity status: Discretionary

NCZ-R15	Drive through activities
	1. Activity status: Discretionary

NCZ-R16	Any activity not otherwise listed in this chapter
	1. Activity status: Discretionary

NCZ-R17	<i>Industrial activities</i>
	1. Activity status: Non-complying

Standards

NCZ-S1	Maximum Height
<p>No building or structure shall exceed a height of 10 m above ground level.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and 5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.
NCZ-S2	Maximum Height in relation to Boundary
<p>For sites adjoining a Residential or Open Space and Recreation Zone, the building 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"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the building or structure; 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area; and 5. Whether an increase in building height results from site constraints or a response to natural hazard mitigation. 7.

NCZ-S3	Building Setback
<p>Buildings or structures must not be located within:</p> <ol style="list-style-type: none"> 3 metres from any boundary with a Residential, Rural, or Open Space and Recreation Zone; or 5 metres from any <i>surface waterbody</i>. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The location, design, and appearance of the building or structure; Effects on streetscape and the character of the area; Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy; The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location; 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; Whether there are topographical or other site constraints that make compliance with the permitted standard impractical; and For the waterbody setbacks, the effects on the values of the waterbody
NCZ-S4	Maximum Fence Height
<p>No fence, wall, or screen on any boundary with a Residential, Open Space and Recreation or Rural Zone shall exceed a height of 1.8 metres.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The location, design, and appearance of the <i>building or structure</i>; Visual dominance, shading, and loss of privacy for adjoining sites; Bulk and dominance of the <i>building or structure</i>; Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; 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; and
		6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.
NCZ-S5	Outdoor storage or servicing area screening	
<p>Any <i>outdoor storage</i> or servicing area that is:</p> <ol style="list-style-type: none"> more than 10m²; and visible from a Residential, Open Space and Recreation, Rural or Commercial and Mixed Use zoned site, or from a formed public road, <p>shall provide screening from any Residential, Open Space and Recreation, Rural or Town Centre or Neighbourhood Centre zoned site that is adjoining or opposite (across a road). The screening shall comprise either:</p> <ol style="list-style-type: none"> a densely planted buffer of at least 2m width, reaching a height of 1.8m within two years of the activity commencing, or a solid fence or wall at least 1.8m in height. 		<p>Matters of discretion:</p> <ol style="list-style-type: none"> The extent to which landscaping is able to effectively screen the activity. The visual impact of the <i>outdoor storage</i> on the streetscape and surrounding environment. The overall landscaping provided on the <i>site</i>.
NCZ-S6	Outdoor living space for residential units	
<ol style="list-style-type: none"> Each residential unit must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that: <ol style="list-style-type: none"> Has a minimum area of 8m²; Has a minimum dimension of 1.8m; and Is directly accessible from a habitable room in the residential unit to which it relates. 		<p>Matters of discretion:</p> <ol style="list-style-type: none"> The amenity and quality of the streetscape; and The amenity for the occupiers of the residential units.

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| <p>2. For multi-unit housing, 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> | |
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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.

Objectives

MUZ-O1	Purpose of the Mixed Use Zone
The Mixed Use Zone provides a compatible mixture of residential, commercial, light industrial, recreational and community activities.	
MUZ-O2	Character and Amenity Values
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.	
MUZ-O3	Protection of Town Centre Zone
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.	
MUZ-O4	Interzone Management
The amenity values of any adjoining Residential or Open Space and Recreation Zone are protected from the adverse effects of activities within the Mixed Use Zone.	

Policies

MUZ-P1	Compatible use and development
<p>Allow use and development that is compatible with the purpose, character and amenity values of the Mixed Use Zone, where:</p> <ol style="list-style-type: none"> 1. The design and scale of any buildings is compatible with the surrounding area; 2. There is adequate existing and/or planned infrastructure to service the activity; and 3. The activity is not of a scale and nature that it would undermine the purpose, function and amenity values of the Town Centre Zone. <p>Compatible activities may include the following (where they can meet the above criteria):</p> <ol style="list-style-type: none"> a. Residential activities consistent with MUZ-P3 b. Healthcare activities c. Visitor accommodation d. Industrial activities (excluding Noxious or Offensive Industry) e. Community facilities f. Trade suppliers g. Recreation activities 	
MUZ-P2	Incompatible use and development
<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> <ol style="list-style-type: none"> 1. 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; 2. Reverse sensitivity effects and/or conflict with permitted activities; and/or 3. Adverse effects that cannot be avoided, or appropriately remedied or mitigated. <p>Incompatible activities include Noxious or Offensive Industry.</p>	
MUZ-P3	Residential activities
<p>Provide for existing legally established residential activities, and new residential activity where:</p> <ol style="list-style-type: none"> a. The residential unit 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; 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.

MUZ-P4	Other activities
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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 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; and
- e. The design and location of any parking areas, vehicle access and servicing arrangements maintain streetscape amenity and do not compromise pedestrian safety.

MUZ-P5	Managing effects on other areas
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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;
- b. Screening of industrial activities, outdoor storage areas, and servicing areas.

Rules

Note:

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.

MUZ-R1	Buildings and structures, including construction, additions and alterations
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with the following standards: <ul style="list-style-type: none"> i. MUZ-S1 ii. MUZ-S2 iii. MUZ-S3 iv. MUZ-S4; and b. For residential units: <ul style="list-style-type: none"> i. No more than two residential units occupy the site; ii. Any residential unit is located entirely above ground floor or at the rear of a commercial or other permitted activity; and iii. Compliance is achieved with MUZ-S7; and c. Any addition or alteration to a residential unit existing at the date of plan notification does not result in an increase in gross floor area. <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: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. compliance with MUZ-R1(1)(a) or MUZ-R1(1)(b)(ii) or (iii) is not achieved. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. compliance with MUZ-R1(1)(b)(i) or (c) is not achieved.

MUZ-R2	Demolition of buildings and structures
	<p>1. Activity status: Permitted</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition</p>

MUZ-R3	Relocating a building
	<p>1. Activity status: Controlled</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> 1. Siting, design, and exterior condition 2. Screening and landscape treatment 3. Bonds 4. Transportation route 5. The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

MUZ-R4	Residential activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. the residential activity is within a residential unit that complies with MUZ-R1(1).
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with MUZ-R4(1) is not achieved.

MUZ-R5	Healthcare activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with MUZ-S6.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with MUZ-S6 is not achieved. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any standard that is not met.

MUZ-R6		Visitor accommodation
		<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with MUZ-S6</p>
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with MUZ-S6 is not achieved.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard that is not met.</p>

MUZ-R7		Industrial activities excluding Noxious or Offensive Industry
		<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with MUZ-S5 and MUZ-S6.</p>
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-S5 or MUZ-S6.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard that is not met.</p>

MUZ-R8		Community facilities not including buildings and structures
		<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with MUZ-S6.</p>
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with MUZ-S6 is not achieved.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard that is not met.</p>

MUZ-R9	Trade suppliers
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with MUZ-S6.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with MUZ-S6 is not achieved. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters of discretion of any standard that is not met.

MUZ-R10	Recreation activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with MUZ-S6.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with MUZ-S6 is not achieved. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters of discretion of any standard that is not met.

MUZ-R11	Drive-through activities
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists and other road users 2. Operational noise 3. Amenity effects on nearby residential zones, and on established residential activities or sensitive activities 4. Hours of operation 5. Compatibility with the existing streetscape amenity values.

MUZ-R12	Educational facilities
	1. Activity status: Discretionary

MUZ-R13	Retail activities
	1. Activity status: Discretionary

MUZ-R14	Food and beverage activities
	1. Activity status: Discretionary

MUZ-R15	<i>Business services</i>
	1. Activity status: Discretionary

MUZ-R16	Any activity not otherwise listed in this chapter
	1. Activity status: Discretionary

MUZ-R17	<i>Entertainment activities</i>
	1. Activity status: Discretionary

MUZ-R18	Noxious or Offensive industry
All zones	1. Activity status: Non-complying

Standards

MUZ-S1	Maximum Height
<p>The maximum height of any building or structure shall be:</p> <p>a. 15 metres above ground level in Featherston, Carterton and Masterton; and</p>	<p>Matters of discretion:</p> <p>1. The location, design, and appearance of the <i>building or structure</i>;</p>

<p>b. 12 metres above ground level in Greytown and Martinborough.</p>	<ol style="list-style-type: none"> Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; Bulk and dominance of the building or structure; Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area; and Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.
MUZ-S2	Maximum Height in relation to Boundary
<p>For sites adjoining a Residential or Open Space and Recreation Zone, the buildings and structures 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"> The location, design, and appearance of the building or structure; Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; Bulk and dominance of the building or structure; Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area; and Whether an increase in building height results from site constraints or a response to natural hazard mitigation.
MUZ-S3	Building setback
<p>Buildings or structures must not be located within:</p> <ol style="list-style-type: none"> 3 metres from any boundary with a Residential, Rural or Open Space and Recreation Zone; 5 metres from any <i>surface waterbody</i>; 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The location, design, and appearance of the building or structure; Effects on streetscape and the character of the area; Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy;

<p>a. 25 metres from a <i>significant waterbody</i>.</p>	<ol style="list-style-type: none"> 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location; 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; 6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical; and 7. For the waterbody setbacks, the effects on the values of the waterbody
MUZ-S4	Maximum Fence Height
<p>No fence, wall, or screen on any boundary with a Residential, Open Space and Recreation or Rural Zone shall exceed a height of 1.8 metres.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; 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; and 6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.
MUZ-S5	Screening of industrial activities
<p>An <i>industrial activity</i> shall provide screening from any Residential, Open Space and Recreation, Rural or Commercial and Mixed Use zoned site that is adjoining or</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent to which landscaping is able to effectively screen the activity. 2. The visual impact of the industrial activity on the streetscape and surrounding environment.

<p>opposite (across a road). The screening shall comprise either:</p> <ul style="list-style-type: none"> a. a densely planted buffer of at least 2m width, reaching a height of 1.8m within two years of the industrial activity commencing, or b. a solid fence or wall at least 1.8m in height. 	<p>3. The overall landscaping provided on the <i>site</i>.</p>
MUZ-S6	Outdoor storage or servicing area screening
<p>Any <i>outdoor storage</i> or servicing area that is:</p> <ul style="list-style-type: none"> a. more than 10m²; and b. visible from a Residential, Open Space and Recreation, or Rural or Town Centre or Neighbourhood Centre zoned site or from a formed public road, <p>shall provide screening from any Residential, Open Space and Recreation, or Rural or Commercial and Mixed Use zoned site that is adjoining or opposite (across a road). The screening shall comprise either:</p> <ul style="list-style-type: none"> a. a densely planted buffer of at least 2m width, reaching a height of 1.8m within two years of the activity commencing, or b. a solid fence or wall at least 1.8m in height. 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The extent to which landscaping is able to effectively screen the activity. 2. The visual impact of the <i>outdoor storage</i> on the streetscape and surrounding environment. 3. The overall landscaping provided on the <i>site</i>.
MUZ-S7	Outdoor living space for residential units
<p>1. Each residential unit must be provided with an outdoor living</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The amenity and quality of the streetscape; and

<p>space in the form of a balcony, deck or roof terrace that:</p> <ul style="list-style-type: none">a. Has a minimum area of 8m²;b. Has a minimum dimension of 1.8m; andc. Is directly accessible from a habitable room in the residential unit to which it relates. <p>2. For multi-unit housing, 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>	<p>2. The amenity for the occupiers of the residential units.</p>
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TCZ - Town Centre Zone

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 verandahs 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 arterial streets (Chapel and Dixon), and most recent retail development has been well accommodated within this area, with adequate capacity for further development.

Note: This Draft District Plan does not contain the Town Centre Design Guide referred to in this chapter. This Design Guide will be considered and prepared during the next phase in preparing the Proposed District Plan.

Objectives

TCZ-01	Purpose of the Town Centre Zone
	Town centres are the principal focal point of a community and provide vibrant areas where a range of appropriately scaled commercial, community, cultural and recreational activities are enabled.
TCZ-02	Character and amenity values
	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.
TCZ-03	Safe environments
	Town centres provide an accessible and safe environment for people to live, work and play.

TCZ-04	Interzone management
The amenity values of any adjoining Residential or Open Space Zone are protected from the adverse effects of activities within the Town Centre Zone.	
TCZ-05	Masterton Town Centre
Masterton's town centre is the principal retail and servicing area of the Wairarapa, and is the primary location for a wide range of retail and business service activities of varying scales.	
TCZ-06	Carterton Town Centre
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.	
TCZ-07	Active street frontages
The areas identified as active street frontages are attractive pedestrian-oriented focal points for Masterton and Carterton's town centres.	
TCZ-08	South Wairarapa Town Centres - values
The special characteristics and historic heritage values of the town centres of Featherston, Greytown, and Martinborough are maintained and enhanced.	
TCZ-09	South Wairarapa Town Centres - activities
A range of <i>commercial activities</i> and other compatible activities are provided for within the town centres of Featherston, Greytown and Martinborough.	

Policies

TCZ-P1	Appropriate use and development
<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"> 1. The activity services the needs of the local community, and 2. The design and scale of any buildings enhances the streetscape, and 3. There is adequate existing and/or planned infrastructure to service the activity. <p>Compatible activities may include the following (where they can meet the above criteria):</p> <ol style="list-style-type: none"> a. <i>Commercial activities</i>, including retail, business services and food and beverage activities 	

<ul style="list-style-type: none"> <i>b. Community facilities</i> <i>c. Entertainment activities</i> <i>d. Educational facilities</i> <i>e. Healthcare activities</i> <i>f. Visitor accommodation</i> 	
TCZ-P2	Inappropriate use and development
<p>Avoid activities that are incompatible with the purpose, character and amenity values of the Town Centre Zone.</p> <p>Inappropriate activities include:</p> <ul style="list-style-type: none"> <i>a. Industrial activities</i> <i>b. Primary production</i> <i>c. Rural industry</i> <i>d. Drive-through activities</i> on active street frontages and historic heritage precincts within the Town Centre Zone. 	
TCZ-P3	Residential activities
<p>Provide for <i>residential activity</i> where:</p> <ul style="list-style-type: none"> <i>a.</i> It is located entirely above ground floor or at the rear of a <i>commercial activity</i> or other permitted activity; <i>b.</i> It does not interrupt or preclude an ongoing active street frontage that provides a positive interface with the public space; <i>c.</i> Any <i>residential unit</i> is designed to: <ul style="list-style-type: none"> <i>i.</i> Ensure that indoor noise and ventilation levels are appropriate for occupants; and <i>ii.</i> Provide amenity for residents in respect to privacy and residential <i>outdoor living space</i>. <i>d.</i> Reverse sensitivity effects on <i>commercial activities</i> are minimised. 	
TCZ-P4	Other activities
<p>Only allow for other activities, including larger-scale activities, where:</p> <ul style="list-style-type: none"> <i>a.</i> Any significant adverse effects on character, amenity, pedestrian focused spaces, and <i>reverse sensitivity</i> effects, can be avoided, remedied or mitigated; <i>b.</i> 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.	
TCZ-P5	Managing effects on other zones
New development in the Town Centre Zone complements the amenity of adjacent areas, particularly Residential and Open Space zones.	
TCZ-P6	Town Centre vibrancy
Protect the commercial viability and vibrancy of the Town Centres by limiting out of town centre large-scale commercial development.	
TCZ-P7	Masterton town centre
<p>Within Masterton town centre:</p> <ul style="list-style-type: none"> a. Recognise and protect the pedestrian environment of Masterton's Town Centre by maintaining active street frontages, including controlling the provision and form of verandahs, 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. 	
TCZ-P8	Carterton town centre
<p>Within Carterton town centre:</p> <ul style="list-style-type: none"> a. Recognise and protect the active street frontages in Carterton's Town Centre by controlling the provision and form of verandahs, 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. 	
TCZ-P9	Built form on active street frontages
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.	

TCZ-P10	Interface with public space on active street frontages
<p>Provide for development that:</p> <ol style="list-style-type: none"> Creates a positive and sympathetic interface with the public space; 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 building; 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: <ol style="list-style-type: none"> Buildings that are oriented towards the front boundary of the site; A veranda or other form of shelter for pedestrians; 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 An obvious public entrance; and Is consistent with the Town Centre Design guide. 	
TCZ-P11	South Wairarapa town centres
<p>Within the South Wairarapa town centres:</p> <ol style="list-style-type: none"> Avoid development and uses in the historic heritage precincts that have significant adverse effects on the special characteristics and historic heritage values of those precincts. Provide for new development and uses within the historic heritage precincts that are compatible with their special characteristics and historic heritage values. Promote a pleasant pedestrian-oriented retail environment. Encourage use and development that promotes the town centres as the focal point for their communities. 	

Rules

TCZ-R1	<i>Buildings and structures, including construction, additions and alterations</i>
	<ol style="list-style-type: none"> Activity status: Permitted <ol style="list-style-type: none"> Where compliance is achieved with the following standards: <ol style="list-style-type: none"> TCZ-S1 TCZ-S2 TCZ-S3 TCZ-S4 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"> i. TCZ-S1 ii. TCZ-S2 iii. TCZ-S3 iv. TCZ-S4 v. TCZ-S5 vi. TCZ-S6 vii. TCZ-S7 <p>c. For <i>residential units</i>:</p> <ul style="list-style-type: none"> i. Any <i>residential unit</i> is located entirely above ground floor or at the rear of a commercial or other permitted activity; and ii. Compliance is achieved with TCZ-S5. <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: Restricted discretionary</p> <p>a. Where compliance is not achieved with TCZ-R1(1)(a) or TCZ-R1(b).</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).
	<p>3. Activity status: Discretionary</p> <p>a. Where compliance with TCZ-R1(1c) is not achieved.</p>

TCZ-R2	Demolition or removal of <i>buildings</i> and <i>structures</i>
	<p>1. Activity status: Permitted</p> <p>a. On an active street frontage, where the demolition or removal of a building:</p> <ul style="list-style-type: none"> i. Is required to avoid imminent threat to life and/or property; or 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>, or iii. Enables the creation of <i>public space</i> or private <i>outdoor living space</i>; or iv. The demolition or removal involves a <i>structure</i>. <p>Or</p> <p>b. The demolition or removal activity is not located on an active street frontage.</p> <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: Discretionary</p>

	a. Where compliance is not achieved with TCZ-R2(1).
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TCZ-R3	Relocating a building
	<p>1. Activity status: Controlled</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Siting, design, and exterior condition 2. Screening and landscape treatment 3. Bonds 4. Transportation route 5. The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

TCZ-R4	<i>Business services</i>
	1. Activity status: Permitted

TCZ-R5	<i>Retail activities</i>
	1. Activity status: Permitted

TCZ-R6	<i>Food and beverage activities</i>
	1. Activity status: Permitted

TCZ-R7	<i>Community facilities</i>
	1. Activity status: Permitted

TCZ-R8	Entertainment activities
	1. Activity status: Permitted

TCZ-R9	<i>Educational facilities</i>
	1. Activity status: Permitted

TCZ-R10	<i>Healthcare activities</i>
	1. Activity status: Permitted

TCZ-R11	<i>Visitor accommodation</i>
	1. Activity status: Permitted

TCZ-R12	<i>Residential activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The <i>residential activity</i> is within a <i>residential unit</i> that complies with TCZ-R1.</p>
	<p>2. Activity status: Discretionary</p> <p>a. Where compliance is not achieved with TCZ-R12(1).</p>

TCZ-R13	<i>Recreation activities</i>
	1. Activity status: Permitted

TCZ-R14	<i>Trade suppliers</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is not located inside an historic heritage precinct or on an active street frontage.</p>
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. The activity is located inside an historic heritage precinct or on an active street frontage.</p>

TCZ-R15		<i>Drive-through activities</i>
		<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity is not located inside an historic heritage precinct or on an active street frontage. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists and other road users 2. Operational noise 3. Amenity effects on nearby residential zones, and on established residential activities or sensitive activities 4. Hours of operation 5. Compatibility with the existing streetscape amenity values.
		<p>2. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity is located inside an historic heritage precinct or on an active street frontage.

TCZ-R16		Any activity not otherwise listed in this chapter as permitted, controlled, restricted discretionary or non-complying
		1. Activity status: Discretionary

TCZ-R17		<i>Industrial activities</i>
		1. Activity status: Non-complying

TCZ-R18		<i>Primary production</i>
		1. Activity status: Non-complying

Standards

TCZ-S1	<i>Building Height</i>
<p>The maximum <i>height</i> of any <i>building</i> shall be:</p> <ul style="list-style-type: none"> a. 15 metres above <i>ground level</i> in Featherston, Carterton and Masterton; and b. 12 metres above <i>ground level</i> in Greytown and Martinborough. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and 5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.
TCZ-S2	<i>Maximum Height to Boundary</i>
<p>For sites adjoining a Residential or Open Space and Recreation zone, the building 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"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the building or structure; 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area; and 5. Whether an increase in building height results from site constraints or a response to natural hazard mitigation.

TCZ-S3	Minimum <i>Building Setback</i>
<p>a. 3 metres from any boundary with a Residential or Open Space and Recreation Zone;</p> <p>b. 5 metres from any <i>surface waterbody</i>.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and the character of the area; 3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy; 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location; 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; 6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical; and 7. For the waterbody setbacks, the effects on the values of the waterbody
TCZ-S4	Maximum <i>Fence Height</i>
<p>1.8 metres for fences, walls and screens on any boundary with a Residential, Open Space or Rural Zone.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the building or structure; 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area; 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; and
	6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.
TCZ-S5	Outdoor living space for <i>residential units</i>
<p>1. Each <i>residential unit</i> must be provided with an <i>outdoor living space</i> in the form of a balcony, deck or roof terrace that:</p> <ul style="list-style-type: none"> a. Has a minimum area of 8m²; b. Has a minimum dimension of 1.8m; and c. Is directly accessible from a <i>habitable room</i> in the <i>residential unit</i> to which it relates. <p>2. For multi-unit housing, <i>outdoor living spaces</i> 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 <i>residential unit</i>.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The amenity and quality of the streetscape; and 2. The amenity for the occupiers of the <i>residential units</i>.
TCZ-S6	Landscape and Screening
Any <i>outdoor storage area</i> or servicing area of more than 10m ² that is visible from a site in the Residential or Open Space and Recreation zones, or from a formed public road, shall be effectively screened from that site/road in accordance with the methods set out above.	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The extent to which landscaping is able to effectively screen the outdoor storage or servicing area. 2. The visual impact of the activity on the streetscape and surrounding environment. 3. The overall landscaping provided on the <i>site</i>.
TCZ-S7	New <i>buildings</i> or <i>additions</i> or <i>alterations</i> to a <i>building</i> on an active street frontage
New <i>buildings</i> , or <i>additions</i> or <i>alterations</i> to a <i>building</i> on an active street frontage shall meet the following standards:	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. Visual alignment with adjoining <i>buildings</i>

<ol style="list-style-type: none"> 1. The ground floor of a <i>building</i> shall have glazing that covers 75% of the frontage facing the road boundary, that is not painted or obscured. 2. <i>Buildings</i> shall be built across 100% of the width of the <i>site</i> (excluding any existing vehicle accessway) 3. <i>Building</i> location: <ol style="list-style-type: none"> a. All <i>buildings</i> shall be built to the site frontage/road boundary of the <i>site</i>, or b. Where <i>buildings</i> 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 <i>building</i> is to be developed and used for outdoor dining or hospitality purposes. 4. Where a <i>building</i> is built to the site frontage/road boundary of the site: <ol style="list-style-type: none"> a. <i>Buildings</i> shall have a verandah extending the full length of the frontage and shall adjoin existing verandas on adjacent <i>buildings</i>. b. Verandas shall be 3 metres in depth or 300 mm back from the kerb line, whichever is the lesser. c. Verandas shall be not less than 2.5 metres above the footpath. 5. All <i>buildings</i> shall provide at least one pedestrian entrance at the street or facing the street. 6. No new <i>vehicle crossings</i> shall be constructed. 	<ol style="list-style-type: none"> 2. Convenience, safety and comfort for pedestrians 3. Consideration of the Town Centre Design Guide <p>Notification</p> <p>An application for a restricted discretionary activity that does not comply with this standard is precluded from being publicly notified but may be limited notified.</p>
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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 adjoining 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.

Objectives

GIZ-O1	Purpose of the General Industrial Zone
	<p>The General Industrial Zone provides for a range of <i>industrial activities</i> that:</p> <ol style="list-style-type: none"> 1. Can function efficiently and effectively within acceptable levels of environmental quality and amenity. 2. Support the wellbeing and prosperity of the Wairarapa.
GIZ-O2	Character and amenity values of the General Industrial Zone
	<p>The character and amenity values of the General Industrial Zone primarily consist of:</p> <ol style="list-style-type: none"> 1. Large utilitarian buildings on large sites 2. Large, open yard areas that provide loading, manoeuvring and parking for site users 3. Buildings and outdoor storage areas that are designed, screened and located to maintain the amenity values of adjacent zones; and 4. Landscaped frontages along State Highways and boundaries with other zones, and 5. Activities that have the potential to generate amenity effects at a scale or intensity that is not acceptable in other zones.

GIZ-O3	Protection of General Industrial Zone
The role and function of the General Industrial Zone is not compromised by non-industrial or incompatible activities.	
GIZ-O4	<i>Commercial activities</i> in the General Industrial Zone
<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.	
GIZ-O5	Waingawa Industrial Area
Waingawa Industrial Area is developed in an integrated, efficient and comprehensive manner.	

Policies

GIZ-P1	Adequate land for industrial activities
Provide adequate serviced land in the General Industrial Zone for the existing and future industrial development needs of the Wairarapa, and limit industrial activities in other zones.	
GIZ-P2	Appropriate use and development
Enable use and development that is compatible with the purpose, character and amenity values of the General Industrial Zone.	
GIZ-P3	Inappropriate use and development
<p>Avoid non-industrial activities in the General Industrial Zone unless the activities:</p> <ol style="list-style-type: none"> 1. Are <i>ancillary</i> to an industrial activity, or 2. Provide goods or services essential to industrial activities and have an <i>operational need</i> to locate in the General Industrial Zone, <p>and</p> <ol style="list-style-type: none"> 3. Do not create potential <i>reverse sensitivity</i> effects that may constrain industrial activities; <p>and</p> <ol style="list-style-type: none"> 4. Do not detract from the viability and vibrancy of the Commercial and Mixed Use Zones where these activities may be more appropriately located. 	

GIZ-P4	Effects of industrial activities
<p>Ensure that adverse effects from industrial activities on other zones are minimised by requiring:</p> <ol style="list-style-type: none"> 1. That <i>buildings</i> and <i>structures</i> are set back from Residential and Open Space zones; 2. Landscaped frontages along State Highways and boundaries with other adjacent zones; 3. Screening of <i>outdoor storage</i> and servicing areas is provided where these are adjacent to public roads, Residential, Open Space and Recreation, Rural and Commercial and Town Centre zones; and 4. Noise and light emissions are managed to an acceptable level for the site and surrounding area. 	
GIZ-P5	Sensitive activities
<p>Restrict activities that could be sensitive to the effects of industrial activities from being located within, or in close proximity to, the Industrial Zone.</p>	
GIZ-P6	Waingawa Industrial Area
<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.</p>	

Rules

GIZ-R1	<i>Buildings and structures, including construction, additions and alterations</i>
	<p>1. Activity status: Permitted</p> <p>a. Where compliance is achieved with the following standards:</p> <ol style="list-style-type: none"> i. GIZ-S1 ii. GIZ-S2 iii. GIZ-S3 iv. GIZ-S4 v. GIZ-S7 vi. GIZ-S8 <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: Restricted discretionary</p> <p>a. Where compliance is not achieved with GIZ-R1(1)(a).</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> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>
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GIZ-R2	Demolition or removal of <i>buildings</i> and <i>structures</i>
	<p>1. Activity status: Permitted</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

GIZ-R3	Relocating a <i>building</i>
	<p>1. Activity status: Controlled</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Siting, design, and exterior condition; 2. Screening and landscape treatment; 3. Bonds; 4. Transportation route. 5. The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

GIZ-R4	<i>Industrial activities (excluding ancillary activities)</i>
	<p>1. Activity status: Permitted</p> <p>a. Where compliance is achieved with the following standards:</p> <ol style="list-style-type: none"> i. GIZ-S5 ii. GIZ-S6 iii. GIZ-S7; and iv. GIZ-S8
	<p>2. Activity status: Discretionary</p> <p>a. Where compliance is not achieved with GIZ-R4(1)(a).</p>

GIZ-R5	<i>Ancillary activities to an industrial activity</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p>

		<ul style="list-style-type: none"> a. The activity is ancillary to an industrial activity on the site; b. The activity's gross floor area does not exceed 20% of all buildings on the site; and c. Compliance is achieved with the following standards: <ul style="list-style-type: none"> i. GIZ-S5 ii. GIZ-S6 iii. GIZ-S7; and iv. GIZ-S8.
		<p>2. Activity status: Discretionary</p> <ul style="list-style-type: none"> a. Where compliance is not achieved with GIZ-R5(1).

GIZ-R6		<i>Residential activities</i>
		<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The residential activity is ancillary to an industrial activity on the site; b. There is no more than one residential unit per site; and c. The occupier of the residential unit works on the same site.
		<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GIZ-R6(1).

GIZ-R7		<i>Retail activity not ancillary to an industrial activity</i>
		<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The gross floor area of the activity does not exceed 100m².
		<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GIZ-R7(1).

GIZ-R8	<i>Drive-through activities</i>
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists and other road users 2. Operational noise 3. Amenity effects on nearby residential zones, and on established residential activities or sensitive activities 4. Hours of operation.

GIZ-R9	<i>Trade suppliers</i>
	<p>1. Activity status: Discretionary</p>

GIZ-R10	<i>Rural industry activity</i>
	<p>1. Activity status: Permitted</p> <p>a. Where compliance is achieved with the following standards:</p> <ol style="list-style-type: none"> i. GIZ-S5 ii. GIZ-S6 iii. GIZ-S7; and iv. GIZ-S8.
	<p>2. Activity status: Restricted discretionary</p> <p>a. Where compliance is not achieved with GIZ-R9(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters of discretion for any infringed standard(s).

GIZ-R11	<i>Waste management facility</i>
	<p>1. Activity status: Discretionary</p>

GIZ-R12	Any activity not otherwise listed in this chapter as permitted, controlled, restricted discretionary or non-complying
	<p>Activity status: Discretionary</p>

Standards

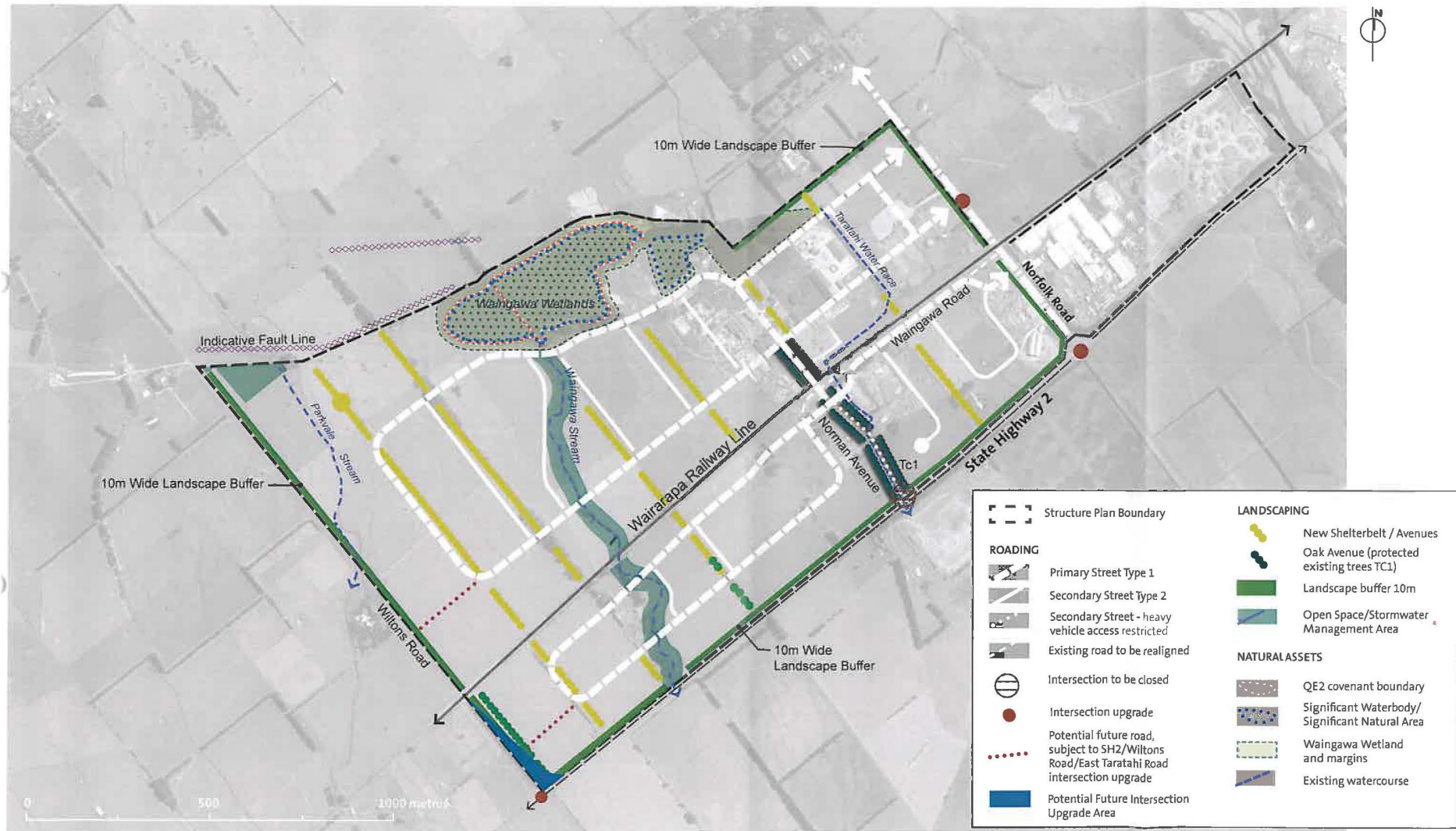
GIZ-S1	<i>Building Height</i>
<p>a. The maximum <i>height</i> of any <i>building</i> shall be 15 metres above ground level.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and <p>Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.</p>
GIZ-S2	<i>Height in Relation to Boundary</i>
<p>a. 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 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"> 1. The location, design and appearance of the <i>building</i> or <i>structure</i>; 2. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space zoned sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Compatibility with the anticipated scale, proportion and context of <i>buildings</i> and activities in the surrounding area; and 5. Whether an increase in <i>building height</i> results from site constraints or a response to <i>natural hazard</i> mitigation.

GIZ-S3	Minimum <i>Building Setback</i>
<p><i>Buildings or structures</i> must not be located within:</p> <ol style="list-style-type: none"> 5 metres from all boundaries adjoining another zone; 5 metres from any <i>surface waterbody</i>; 25 metres from a <i>significant waterbody</i>. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The amenity of adjoining Residential and Open Space zoned sites including amenity or privacy effects; Screening, planting and landscaping of the <i>building or structure</i>; 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; and Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.
GIZ-S4	Maximum Fence <i>Height</i>
<ol style="list-style-type: none"> 1.8 metres for fences, walls and screens on any boundary with a Residential, Open Space or Rural Zone. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The location, design, and appearance of the <i>building or structure</i>; Visual dominance, shading, and loss of privacy for adjoining sites; Bulk and dominance of the <i>building or structure</i>; Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; 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; and Whether adequate mitigation of adverse effects can be achieved through

		planting, screening, landscaping, and/or alternative design.
GIZ-S5	Screening of <i>industrial activities</i>	
<p>a. An <i>industrial activity</i> shall provide screening from any site zoned Residential, Open Space and Recreation, Rural or Commercial and Mixed Use that is adjoining or opposite (across a road). The screening shall comprise either:</p> <ul style="list-style-type: none"> i. 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 ii. a solid fence or wall at least 1.8m in <i>height</i>. 		<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effectiveness of screening the <i>industrial activity</i>. 2. The visual impact of the activity on the streetscape and environment in the adjacent zone. 3. The overall landscaping provided on the <i>site</i>.
GIZ-S6	Outdoor storage screening requirements	
<p>a. Any <i>outdoor storage</i> or servicing area that is</p> <ul style="list-style-type: none"> i. more than 10m², and ii. visible from a Residential, Open Space and Recreation, Rural or Commercial and Mixed Use zone, or from a formed public road, shall provide screening from any site zoned Residential, Open Space and Recreation, Rural or Commercial and Mixed Use that is adjoining or opposite (across a road). <p>b. The screening shall comprise either:</p> <ul style="list-style-type: none"> i. 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 ii. a solid fence or wall at least 1.8m in <i>height</i>. 		<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent to which landscaping is able to effectively screen the activity. 2. The visual impact of the <i>outdoor storage</i> on the streetscape and environment in the adjacent zone. 3. The overall landscaping provided on the <i>site</i>.

GIZ-S8	Waingawa Industrial Area
<p>Development within Waingawa Industrial Area shall be in accordance with the Waingawa Industrial Area Structure Plan.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Screening, planting and landscape treatment. 2. The siting, external appearance and design, likely to be visible from a public road. 3. Roading, access and parking. 4. Protection of natural areas and notable trees. 5. Noise, dust and odour management.

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 Aurangi 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.

Objectives

NOSZ-O1	Purpose of the Natural Open Space Zone
The natural environment in the Natural Open Space Zone is retained or enhanced and any activities, buildings and other structures are compatible with the characteristics of the zone.	
NOSZ-O2	Character and amenity values of the Natural Open Space Zone
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.	
NOSZ-O3	Mana whenua values
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.	

Policies

NOSZ-P1	Compatible activities
Only allow activities, buildings and structures 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.	
NOSZ-P2	Potentially compatible activities
<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> <ul style="list-style-type: none"> a. Consistent with any applicable Conservation Management Plan, Reserve Management Plan or reserve status under the Reserves Act 1977; b. Ancillary to and/or support other activities within the open space area; c. Of a scale and location compatible with the purpose, character and amenity values of the area; 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; 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; f. Compatible with the natural, indigenous biodiversity, ecological, cultural, landscape and/or historic heritage values of the area; g. Able to be serviced with adequate infrastructure and services. 	
NOSZ-P3	Incompatible activities and development
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 Conservation Management Strategy or Plan, unless there is a functional or operational need to establish on the site.	
NOSZ-P4	Maintaining character and amenity
<p>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:</p> <ul style="list-style-type: none"> a. Ensuring a predominance of openness and vegetation; 	

- b. Providing separation distances and minimising the number, type, bulk and location of structures;
- c. Limiting coverage of open space land by structures.

Rules

Note:

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.

NOSZ-R1	Buildings and structures, including construction, additions and alterations
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. NOSZ-S1; ii. NOSZ-S2; iii. NOSZ-S3; and iv. NOSZ-S4. <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: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NOSZ-S1, NOSZ-S2, or NOSZ-S3. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters of discretion of any standard that is not met.
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NOSZ-S4.

NOSZ-R2	Demolition of buildings and structures
	<p>1. Activity status: Permitted</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition</p>

NOSZ-R3	Relocating a building
	<p>1. Activity status: Controlled</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Siting, design, and exterior condition; 2. Screening and landscape treatment; 3. Bonds; 4. Transportation route; 5. The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

NOSZ-R4	Recreation activities
	<p>1. Activity status: Permitted</p>

NOSZ-R5	Customary activities
	<p>1. Activity status: Permitted</p>

NOSZ-R6	Park management activities
	<p>1. Activity status: Permitted</p>

NOSZ-R7	Conservation activities
	<p>1. Activity status: Permitted</p>

NOSZ-R8	Grazing
	<p>1. Activity status: Permitted</p>

NOSZ-R9	Camping activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>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.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R9(1)(a).</p>

NOSZ-R10	Residential activity ancillary to park management activities, conservation activities or camping activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. There is only one residential unit per site; and</p> <p>b. The occupier of the residential unit lives and works on site.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R10(1).</p>

NOSZ-R11	Any activity not otherwise listed in this chapter
	<p>1. Activity status: Discretionary</p>

NOSZ-R12	Motorised outdoor recreation activity
	<p>1. Activity status: Non-complying</p>

NOSZ-R13	Industrial activities
	<p>1. Activity status: Non-complying</p>

NOSZ-R14	Residential activities not otherwise listed in this chapter
	1. Activity status: Non-complying

Standards

NOSZ-S1	Maximum height
No building or structure shall exceed a height of 5m above ground level.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Effects on open space character of the zone; 3. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 4. Bulk and dominance of the <i>building</i> or <i>structure</i>; 5. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and 6. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation. <p>b.</p>
NOSZ-S2	Maximum height in relation to boundary of zone
All buildings and structures must be contained beneath a line of 45° measured into the site from any point 3m vertically above ground level along any Rural or Residential zone boundary.	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the building or structure;

		<p>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area; and</p> <p>5. Whether an increase in building height results from site constraints or a response to natural hazard mitigation.</p> <p>c.</p>
NOSZ-S3	Minimum building or structure setback	
<p>Buildings or structures must not be located within:</p> <ul style="list-style-type: none"> a. 5m of any boundary adjoining another zone; b. 5 m of any <i>surface waterbody</i>; or c. 25 m of any <i>significant waterbody</i>. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Bridges and river crossings; b. Fences or standalone walls. 		<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and the character of the area; 3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy; 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location; 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; 6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical; and 7. For the waterbody setbacks, the effects on the values of the waterbody.
NOSZ-S4	Maximum gross floor area	
<p>No individual building or structure shall exceed a gross floor area of 50m².</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.

Objectives

OSZ-01	Purpose of the Open Space Zone
The Open Space Zone is predominantly used for a range of passive and active recreational and community activities, along with associated facilities and structures necessary to support such activities.	
OSZ-02	Character and amenity values of the Open Space Zone
<p>The predominant character and amenity values of the Open Space Zone are maintained or enhanced and not compromised by incompatible activities or structures, including:</p> <ul style="list-style-type: none"> a. A sense of openness, other than on sites specifically dedicated to a larger scale of built development of recreation or community facilities; b. A low level of development, with few structures to support recreational and community activities and parks management; c. Safe and accessible public spaces. 	
OSZ-03	Mana whenua values
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.	

Policies

OSZ-P1	Compatible activities
Enable activities, buildings and structures 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.	
OSZ-P2	Potentially compatible activities
<p>Only allow activities that are compatible with the purpose, character and amenity values of the Open Space Zone, considering whether they are:</p> <ul style="list-style-type: none"> a. Consistent with any applicable Reserve Management Plan or reserve status under the Reserves Act 1977; b. Ancillary to and/or support other activities within the open space area; c. Of a scale and location compatible with the purpose, character and amenity values of the area; 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; 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; f. Able to be serviced with adequate infrastructure and services. 	
OSZ-P3	Incompatible activities and development
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 functional or operational need to establish on the site.	
OSZ-P4	Maintaining character and amenity
<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"> a. Providing separation distances and minimising the number, type, bulk and location of structures; b. Limiting coverage of open space land by structures. 	

Rules

Note:

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.

OSZ-R1	Buildings and structures, including construction, additions and alterations
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> i. OSZ-S1; ii. OSZ-S2; iii. OSZ-S3; and iv. OSZ-S4. <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: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with OSZ-S1, OSZ-S2, or OSZ-S3.</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any standard that is not met.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with OSZ-S4.</p>

OSZ-R2	Demolition of buildings and structures
	<p>1. Activity status: Permitted</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition</p>

OSZ-R3	Relocating a building
	<p>1. Activity status: Controlled</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Siting, design, and exterior condition; 2. Screening and landscape treatment; 3. Bonds; 4. Transportation route; 5. The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

OSZ-R4	Recreation activities
	<p>1. Activity status: Permitted</p>

OSZ-R5	Community gardens
	<p>1. Activity status: Permitted</p>

OSZ-R6	Community facilities not including buildings and structures
	<p>1. Activity status: Permitted</p>

OSZ-R7	Customary activities
	<p>1. Activity status: Permitted</p>

OSZ-R8	Park management activities
	<p>1. Activity status: Permitted</p>

OSZ-R9	Conservation activities
	<p>1. Activity status: Permitted</p>

OSZ-R10	Burials associated with existing cemeteries and urupā
	1. Activity status: Permitted

OSZ-R11	Grazing
	1. Activity status: Permitted

OSZ-R12	Camping activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The camping facility has no more than 10 camp sites; and b. The site is connected to the reticulated wastewater network or use is restricted to self-contained vehicles.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with OSZ-R12(1)(a).

OSZ-R13	Residential activity ancillary to park management activities, conservation activities or camping activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. There is only one residential unit per site; and b. The occupier of the residential unit lives and works on site.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with OSZ-R13(1).

OSZ-R14	Markets
	<p>1. Activity status: Permitted</p> <p>Where:</p>

		<ul style="list-style-type: none"> a. The market occurs at Memorial Square, Carterton; b. The market does not occur more than one day a week; and 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. <p>Note: This rule does not apply to those temporary markets that are permitted by TEMP-R2.</p>
		<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with OSZ-R14(1).

OSZ-R15	Motorised outdoor recreation activity
	1. Activity status: Discretionary

OSZ-R16	Any activity not otherwise listed in this chapter
	1. Activity status: Discretionary

OSZ-R17	Industrial activities
	1. Activity status: Non-complying

OSZ-R18	Residential activities not otherwise listed in this chapter
	1. Activity status: Non-complying

Standards

OSZ-S1	Maximum height
<p>No building or structure shall exceed a height of 10m above ground level, except:</p> <p>a. A light pole must not exceed a maximum height above ground level of 18m.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Effects on open space character of the zone; 3. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 4. Bulk and dominance of the <i>building</i> or <i>structure</i>; 5. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and 6. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.
OSZ-S2	Maximum height in relation to boundary of zone
<p>All buildings and structures must be contained beneath a line of 45° measured into the site from any point 3m vertically above ground level along any Rural or Residential zone boundary.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the building or structure; 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area; and 5. Whether an increase in building height results from site constraints or a response to natural hazard mitigation.

OSZ-S3	Minimum building or structure setback
<p>Buildings or structures must not be located within:</p> <ul style="list-style-type: none"> a. 5m of any boundary adjoining another zone; b. 5 m of any <i>surface waterbody</i>; or c. 25 m of any <i>significant waterbody</i>. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Bridges and river crossings; b. Fences or standalone walls. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and the character of the area; 3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy; 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location; 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; 6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical; and 7. For the waterbody setbacks, the effects on the values of the waterbody.
OSZ-S4	Maximum gross floor area
<p>No individual building shall exceed a gross floor area of 100m²</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.

Objectives

SARZ-O1	Purpose of the Sport and Active Recreation Zone
The Sport and Active Recreation Zone supports a range of indoor and outdoor sport and active recreational, community and cultural activities and associated facilities and structures.	
SARZ-O2	Character and amenity values of the Sport and Active Recreation Zone
<p>The predominant character and amenity values of the Sport and Active Recreation Zone are maintained, and where possible enhanced, and are characterised by:</p> <ul style="list-style-type: none"> 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; 	

- d. Safe and accessible public spaces.

Policies

SARZ-P1	Compatible activities
Enable activities, buildings and structures 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.	
SARZ-P2	Potentially compatible activities
<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"> a. Consistent with any applicable Reserve Management Plan or reserve status under the Reserves Act 1977; b. Ancillary to and/or support other activities within the open space area; 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; 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; 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; f. Able to be serviced with adequate infrastructure and services. 	
SARZ-P3	Incompatible activities and development
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 functional or operational need to establish on the site.	
SARZ-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 Sport and Active Recreation Zone and surrounding zones, including by:	

- 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;
- b. Ensuring buildings are suitably located and of an appropriate size for the proposed activity;
- c. Providing visual separation between new buildings and existing buildings on neighbouring properties;
- d. Integrating new buildings and structures with existing built form.

Rules

Note:

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.

SARZ-R1	Buildings and structures, including construction, additions and alterations
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. SARZ-S1; ii. SARZ-S2; iii. SARZ-S3; and iv. SARZ-S4. <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: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SARZ-S1, SARZ-S2, or SARZ-S3. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters of discretion of any standard that is not met.
	<p>3. Activity status: Discretionary</p>

	Where: a. Compliance is not achieved with SARZ-S4.
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SARZ-R2	Demolition of buildings and structures
	1. Activity status: Permitted Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition

SARZ-R3	Relocating a building
	1. Activity status: Controlled Matters of control: <ol style="list-style-type: none"> 1. Siting, design, and exterior condition; 2. Screening and landscape treatment; 3. Bonds; 4. Transportation route; 5. The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

SARZ-R4	Recreation activities
	1. Activity status: Permitted

SARZ-R5	Community gardens
	1. Activity status: Permitted

SARZ-R6	Community facilities not including buildings and structures
	1. Activity status: Permitted

SARZ-R7	Customary activities
	1. Activity status: Permitted

SARZ-R8	Park management activities
	1. Activity status: Permitted

SARZ-R9	Conservation activities
	1. Activity status: Permitted

SARZ-R10	Grazing
	1. Activity status: Permitted

SARZ-R11	Camping activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The camping ground has no more than 10 camp sites; and b. The site is connected to the reticulated wastewater network or use is restricted to self-contained vehicles.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SARZ-R11(1)(a) or (b).

SARZ-R12	Residential activity ancillary to park management activities, conservation activities or camping activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. There is only one residential unit per site; and b. The occupier of the residential unit lives and works on site.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SARZ-R12(1).

SARZ-R13	Markets
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The market occurs at Solway Showgrounds; b. The market does not occur more than one day a week; and 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.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SARZ-R13(1).

SARZ-R14	Motorised outdoor recreation activity
	1. Activity status: Discretionary

SARZ-R15	Any activity not otherwise listed in this chapter
	1. Activity status: Discretionary

SARZ-R16	Industrial activities
	1. Activity status: Non-complying

SARZ-R17	Residential activities not otherwise listed in this chapter
	1. Activity status: Non-complying

Standards

SARZ-S1	Maximum height
<p>No building or structure shall exceed a height of 10m above ground level, except:</p> <ol style="list-style-type: none"> a. A light pole must not exceed a maximum height above ground level of 18m. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Effects on open space character of the zone; 3. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 4. Bulk and dominance of the <i>building</i> or <i>structure</i>; 5. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and 6. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.
SARZ-S2	Maximum height in relation to boundary of zone
<p>All buildings and structures must be contained beneath a line of 45° measured into the site from any point 3m vertically above ground level along any Rural or Residential zone boundary.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the building or structure; 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area; and 5. Whether an increase in building height results from site constraints or a response to natural hazard

SARZ-S3	Minimum building or structure setback
<p>Buildings or structures must not be located within:</p> <ul style="list-style-type: none"> a. 5m of any boundary adjoining another zone; b. 5m of any waterbody; or c. 25m of any Significant Waterbody listed in SCHED12. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Bridges and river crossings; b. Fences or standalone walls. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and the character of the area; 3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy; 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location; 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; 6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical; and 7. For the waterbody setbacks, the effects on the values of the waterbody
SARZ-S4	Maximum gross floor area
<p>No individual building shall exceed a gross floor area of 150m²</p>	<p>No matters of discretion.</p>

FUZ – Future Urban Zone

The Future Urban Zone applies to land that has been identified as being suitable for future urbanisation and seeks to manage the transition from rural to urban uses. Areas of land 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 each respective Council. Areas of land within Masterton District have been based on an assessment of areas suitable for future development. Each of these areas require further consideration of specific matters for future land development. For example, 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 urban way.

Until such time as for the additional requirements 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 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.

Note: The Draft District Plan does not apply the Future Urban Zone to any land in or around Featherston. The Featherston Masterplan process that is currently underway will identify areas for future urban development. The outcome of the Featherston Masterplan will be considered during the next phase in preparing the Proposed District Plan.

Objectives

FUZ-01	Purpose of the Future Urban Zone
	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 infrastructure.

FUZ-O2	Character and Amenity Values of the Future Urban Zone
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.	
FUZ-O3	Maintaining the Development Potential of the Future Urban Zone
<p>Use and development in the Future Urban Zone does not result in any of the following:</p> <ul style="list-style-type: none"> a. Structures and buildings of a scale and form that will restrict or prevent future urban development; b. The efficient and effective operation of the local and wider transport network being compromised; c. The need for significant upgrades, provision, or extension to the wastewater, water supply, or stormwater networks, any other infrastructure in advance of planned future urban development, or any planned infrastructure upgrades; d. The efficient provision of infrastructure being compromised; e. Reverse sensitivity effects when urban development occurs; f. Reverse sensitivity effects on existing rural activities or infrastructure; g. The efficient form or nature of future urban development being compromised; or h. Development that does not align with or compromises the outcomes of any relevant growth strategy, master plan, or structure plan regarding provision of infrastructure and roading corridors. 	

Policies

FUZ-P1	Allow activities that are compatible with the Future Urban Zone
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.	
FUZ-P2	Manage activities that are potentially incompatible with the Future Urban Zone
Only allow activities in the Future Urban Zone and areas in immediately adjoining zones where it can be demonstrated that:	

- a. The site design, layout and scale of the activity is compatible with the character and amenity values of the Future Urban Zone;
- b. It results in one principal residential unit and one minor residential unit per site;
- c. Servicing can be achieved on-site in the first instance or subsequently by reticulated means where this does not compromise future strategic outcomes;
- d. Areas of indigenous vegetation are retained where practicable;
- e. It does not compromise the future intended use of the Future Urban Zone;
- f. It avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone; and
- g. There are measures to internalise effects and avoid conflict arising from potential reverse sensitivity effects on activities anticipated in the Future Urban Zone.

FUZ-P3	Avoid activities that are incompatible with the Future Urban Zone
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Avoid use and development that may result in one or more of the following:

- a. Structures and buildings of a scale and form that will hinder or prevent future urban development;
- b. Compromising the efficient and effective operation and provision of the local and wider transport network and/or three waters infrastructure;
- c. Require significant unplanned and/or unfunded upgrade, provision, or extension to the wastewater, water supply, or stormwater networks or other infrastructure;
- d. Give rise to reverse sensitivity effects when future urban development occurs;
- 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. In advance of detailed infrastructure planning, design funding, and commissioning.

FUZ-P4	Avoid subdivision within the Future Urban Zone
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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.

Rules

Note: 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.

FUZ-R1	<i>Buildings and structures, including construction, additions, and alterations</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with standards FUZ-S1, FUZ-S2, FUZ-S3, and FUZ-S4. <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: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with FUZ-S1, FUZ-S2, FUZ-S3, or FUZ-S4. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters set out in FUZ-P1, FUZ-P2, FUZ-P3, and FUZ-P4; and 2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

FUZ-R2	<i>Demolition of buildings and structures</i>
	<p>1. Activity status: Permitted.</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

FUZ-R3	<i>Relocating a habitable building</i>
	<p>1. Activity status: Controlled.</p> <p>Matters of control:</p>

	<ol style="list-style-type: none"> 1. Siting, design, and exterior condition; 2. Screening and landscape treatment; 3. Bonds; 4. Transportation route; and 5. The time period for reinstating the building on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.
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FUZ-R4	<i>Residential activities</i>
	<ol style="list-style-type: none"> 1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. Development is limited to one residential unit and one <i>minor residential unit</i> per site; and b. Compliance is achieved with standards FUZ-S1, FUZ-S2, FUZ-S3, and FUZ-S4.
	<ol style="list-style-type: none"> 2. Activity status: Restricted discretionary Where: <ol style="list-style-type: none"> a. Compliance is not achieved with FUZ-S1, FUZ-S2, FUZ-S3, or FUZ-S4. Matters of discretion: <ol style="list-style-type: none"> 1. The matters set out in FUZ-P1, FUZ-P2, FUZ-P3, and FUZ-P4; and 2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
	<ol style="list-style-type: none"> 3. Activity status: Discretionary Where: <ol style="list-style-type: none"> a. Compliance is not achieved with FUZ-R4(1)(a).

FUZ-R5	<i>Accessory buildings and structures</i>
	<ol style="list-style-type: none"> 1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. The accessory building is used for activities that are Permitted within the Future Urban Zone; and

		b. Compliance is achieved with FUZ-S1, FUZ-S2, FUZ-S3, and FUZ-S4.
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with FUZ-S1, FUZ-S2, FUZ-S3, or FUZ-S4.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in FUZ-P1, FUZ-P2, FUZ-P3, and FUZ-P4; and 2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

FUZ-R6		Papakāinga
		<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with FUZ-S1, FUZ-S2, FUZ-S3, and FUZ-S4; and</p> <p>b. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m² per <i>site</i>.</p>
		<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with FUZ-S1, FUZ-S2, FUZ-S3, or FUZ-S4.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met; 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; 3. The adverse effects on traffic generation, road safety, parking, and access, including a safe pick up and drop off area; 4. The extent of impervious surfaces and landscaping; and 5. Infrastructure requirements.

FUZ-R7	<i>Residential visitor accommodation (excluding visitor accommodation)</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with FUZ-S1, FUZ-S2, FUZ-S3, and FUZ-S4; and b. The activity only occurs within existing residential units.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with FUZ-S1, FUZ-S2, FUZ-S3, or FUZ-S4. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity of the surrounding area; 2. The extent of adverse effects on adjacent residential properties, particularly noise and privacy; 3. Alignment with any relevant growth strategy, master plan, or structure plan; and 4. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

FUZ-R8	<i>Home business</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with FUZ-S1, FUZ-S2, FUZ-S3, and FUZ-S4; b. There is a maximum of one <i>residential unit</i> and one <i>minor residential unit</i> per <i>site</i> (excluding <i>accessory buildings</i>); c. No more than 50m² 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>; d. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and e. No outdoor storage of goods and materials.
	<p>2. Activity status: Restricted discretionary</p>

	<p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with FUZ-S1, FUZ-S2, FUZ-S3, and FUZ-S4; or Compliance is not achieved with FUZ-R8(1)(b), (d), or (e). <p>Matters of discretion:</p> <ol style="list-style-type: none"> Whether the activity is compatible with the character of the surrounding neighbourhood; 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; Whether the activity is appropriately located in the Future Urban Zone; Whether the adverse effects of the activity can be avoided, remedied, or mitigated; Alignment with any relevant growth strategy, master plan, or structure plan; and The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with FUZ-R8(1)(c).

FUZ-R9	<i>Minor residential unit</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The <i>gross floor area</i> of the minor residential unit does not exceed 80m²; There is one <i>minor residential unit per site</i>; and Compliance is achieved with FUZ-S1, FUZ-S2, FUZ-S3, and FUZ-S4.
	<p>2. Activity status: Discretionary</p> <ol style="list-style-type: none"> Where compliance is not achieved with FUZ-R9(1)(b), FUZ-S1, FUZ-S2, FUZ-S3, or FUZ-S4.
	<p>3. Activity status: Non-complying</p>

	a. Where compliance is not achieved with FUZ-R9(1)(a).
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FUZ-R10	<i>Primary production, excluding keeping of goats, quarrying activities, intensive farming, and rural industry</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with FUZ-S1, FUZ-S2, FUZ-S3, and FUZ-S4.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with FUZ-R10(1).</p>

FUZ-R11	<i>Rural produce retail</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with FUZ-S1, FUZ-S2, FUZ-S3, and FUZ-S5;</p> <p>b. There is only one rural produce retail activity per site; and</p> <p>c. The activity does not use a vehicle access that connects to a State Highway.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with FUZ-R11(1).</p>

FUZ-R12	<i>Quarrying activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. It is a <i>farm quarry</i>.</p>

	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with FUZ-R12(1) is not met.</p>
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FUZ-R13	<i>Worker accommodation</i>
	<p>1. Activity status: Restricted discretionary.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Number of workers accommodation required to enable the <i>primary production</i> activity; 2. Alignment with any relevant growth strategy, master plan, or structure plan; and 3. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

FUZ-R14	Any activity not otherwise listed in this chapter
	<p>1. Activity status: Discretionary.</p>

FUZ-R15	Intensive farming
	<p>1. Activity status: Non-complying.</p>

FUZ-R16	<i>Retirement village</i>
	<p>1. Activity status: Non-complying.</p>

FUZ-R17	<i>Community facility</i>
	<p>1. Activity status: Non-complying.</p>

FUZ-R18	<i>Educational facility</i>
	<p>1. Activity status: Non-complying.</p>

FUZ-R19	Healthcare activity
	1. Activity status: Non-complying.

FUZ-R20	Multi-unit housing
	1. Activity status: Non-complying.

FUZ-R21	Commercial activities
	1. Activity status: Non-complying.

FUZ-R22	Industrial activities
	1. Activity status: Non-complying.

FUZ-R23	Rural industry activities
	1. Activity status: Non-complying.

Standards

FUZ-S1	Maximum <i>height</i>
<p>The maximum height above ground level is:</p> <ol style="list-style-type: none"> <i>Residential unit</i>: 10 metres All other <i>buildings</i> and <i>structures</i>: 12 metres. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The location, design, and appearance of the <i>building</i> or <i>structure</i>; Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; Bulk and dominance of the <i>building</i> or <i>structure</i>; Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and

	5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.
FUZ-S2	Maximum <i>height in relation to boundary</i>
<p>a. All buildings and structures shall be contained within an envelope, measured from 3 metres height above ground level at the boundary with a 45° recession plane on all side and rear boundaries.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the building or structure; 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area; and 5. Whether an increase in building height results from site constraints or a response to natural hazard mitigation.

FUZ-S3	Building setbacks
<p><i>Front boundary setbacks:</i></p> <ol style="list-style-type: none"> a. <i>Buildings</i> or <i>structures</i> must not be located within 3 metres from the front boundary of a site b. Garages and carports (either separate or integrated into the principal residential unit) must not be located within 5 metres from the front boundary of a site. <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>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and the character of the area; 3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy; 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location; 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>c. For front sites, two boundaries (side or rear boundaries) shall be subject to 3 metre setbacks, and one boundary shall be subject to a 1.5 metre setback.</p> <p>d. For rear sites, two boundaries (side or rear boundaries) shall be subject to 3 metre setbacks, and two boundaries shall be subject to 1.5 metre setbacks.</p> <p>e. 0 metres for <i>common wall</i> boundaries.</p> <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 10 metres. A rear site is a <i>site</i> with a legal road frontage of less than 10 metres. A corner site means a <i>site</i> with two or more legal road frontages of not less than 10 metres each.</p> <p>Exceptions to side and rear boundary setbacks:</p> <p>f. 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 2 metres in length.</p> <p>Waterbody setbacks:</p> <p>g. 10 metres from any <i>surface waterbody</i>.</p> <p>h. 25 metres from a <i>significant waterbody</i>.</p> <p>Residential units must also not be located within:</p> <p>i. 40 metres from the edge of a plantation forest under separate ownership.</p>	<p>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical; and</p> <p>7. For the waterbody setbacks, the effects on the values of the waterbody.</p>
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<p>j. 300 metres from a boundary with untreated agricultural effluent disposal areas.</p> <p>k. 300 metres from an effluent holding pond.</p> <p>l. 500 metres from an <i>intensive farming activity</i> under separate ownership.</p> <p>FUZ-S3(i), (j), (k), and (l) above do not apply to:</p> <p>m. Bridges and river crossings;</p> <p>n. Fences or standalone walls;</p> <p>o. Rainwater tanks with a diameter of less than 3.5 m and a height of 3 m;</p> <p>p. For sites less than 4,500m², accessory buildings may be located up to 1.5 metres from the side and rear.</p>	
FUZ-S4	Number of Residential Units
<p>1. For sites comprising of less than 40 hectares:</p> <p>a. one <i>residential unit</i> per site; and</p> <p>b. one <i>minor residential unit</i> that has a gross floor area of no more than 80m² per site.</p> <p>2. For sites comprising of more than 40 hectares:</p> <p>a. two <i>residential units</i> per site; and</p> <p>b. one minor residential unit 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 80m² per site</p>	<p>Matters of discretion:</p> <p>1. Whether it can be demonstrated that the residential unit(s) provides ancillary accommodation for landowners and/or workers involved with primary production on sites over 40 ha.</p> <p>2. Whether the residential unit(s) have been designed to share a single vehicle access point and driveway.</p> <p>3. The extent to which the residential unit(s) and vehicle access point design, siting and external appearance adversely affects rural character and amenity.</p> <p>4. Site topography and orientation and whether the residential unit(s) and vehicle access point can be more appropriately located to minimise adverse visual amenity effects.</p>

	<ol style="list-style-type: none"> 5. Effect on nearby properties, including outlook and privacy. 6. Whether the residential unit(s) and the vehicle access point can be more appropriately located to maintain, enhance or restore indigenous biodiversity values. 7. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design 8. Alignment with any relevant growth strategy, master plan, or structure plan.
FUZ-S4	Transport requirements for rural produce retail activities
<ol style="list-style-type: none"> 1. Must comply with RTS 3: Guidelines for Establishing Rural Selling Places. 	<p>There are no matters of discretion for this standard.</p>

MPZ – Māori Purpose Zone

The Māori Purpose Zone is intended to enable Pā/marae, papakāinga housing, and associated activities on land owned by Māori and enable Māori communities 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.

Other relevant regulations

Section 11 of the Act does not apply to Māori 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 are subject to these controls.

Objectives

MPZ-O1	Purpose of the Māori Purpose Zone
The Māori Purpose Zone enables a range of social, cultural, and economic development opportunities that support the occupation, use, development, and ongoing relationship with ancestral land.	
MPZ-O2	Carrying Capacity of the Land
Use and development in the Māori Purpose Zone reflects the sustainable carrying capacity of the land and surrounding environment.	
MPZ-O3	Exercising Kaitiaki
Tangata whenua are able to exercise their responsibilities as kaitiaki in the Māori Purpose Zone to protect, maintain, and promote their spiritual, cultural, social, economic, and environmental interests and associations.	

MPZ-O4	Avoiding, Remedying, or Mitigating Adverse Effects
Māori Purpose Activities and the comprehensive, co-ordinated, and efficient development of ancestral land are enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied, or mitigated.	

Policies

MPZ-P1	Compatible activities
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.	
MPZ-P2	Potentially compatible activities
<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> <ul style="list-style-type: none"> a. The purpose of the activity enables tangata whenua to achieve MPZ-O1, MPZ-O2, MPZ-O3, and MPZ-O4; b. The activity will enable Māori communities to provide for their social, cultural, environmental and economic needs; c. The scale, design, and layout of the activity is compatible with the character and amenity of the surrounding area; d. There is adequate existing and/or planned infrastructure to service the activity; e. Any adverse effects can be avoided, remedied, or mitigated; and f. Any potential conflict between activities within the zone or at zone interfaces can be avoided, remedied, or mitigated. 	
MPZ-P3	Incompatible activities and development
Avoid land use and development in the Māori Purpose Zone, including heavy industrial, light industrial, and commercial activities, that are incompatible with the purpose, character, and amenity values of the Māori Purpose Zone and adjacent zones.	
MPZ-P4	Maintaining character and amenity
Maintain the character and amenity of the Māori Purpose Zone by controlling the effects of:	

- a. Building bulk, scale, height, and location; and
- b. Noise, light overspill, traffic effects, and signage.

Rules

Note: 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.

MPZ-R1		<i>Buildings and structures, including construction, additions, and alterations</i>
		<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with standards MPZ-S1, MPZ-S2, and MPZ-S3. <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: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with standards MPZ-S1, MPZ-S2, or MPZ-S3. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MPZ-R2		<i>Demolition of buildings and structures</i>
		<p>1. Activity status: Permitted.</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

MPZ-R3	Relocation of a <i>building</i> from another <i>site</i> that is to be used as a <i>residential unit</i>
	<p>1. Activity status: Controlled</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Siting, design, and exterior condition; 2. Screening and landscape treatment; 3. Bonds; 4. Transportation route; and 5. The time period for reinstating the residential unit on the site, reinstatement of the site, and any repairs to the kerb and/or vehicle crossing.

MPZ-R4	<i>Papakāinga</i>
	<p>1. Activity status: Permitted;</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with standards MPZ-S1, MPZ-S2, and MPZ-S3.
	<p>2. Activity status: Restricted discretionary;</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with standards MPZ-S1, MPZ-S2, or MPZ-S3. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met; 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; 3. The adverse effects on traffic generation, road safety, parking, and access, including a safe pick up and drop off area; 4. The extent of impervious surfaces and landscaping; and 5. Infrastructure requirements.

MPZ-R5	Marae
	<p>1. Activity status: Permitted</p> <p>Where:</p>

		a. Compliance is achieved with standards MPZ-S1, MPZ-S2, and MPZ-S3.
		<p>2. Activity status: Restricted discretionary;</p> <p>Where:</p> <p>a. Compliance is not achieved with standards MPZ-S1, MPZ-S2, or MPZ-S3.</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>

MPZ-R6	Customary activities
	1. Activity status: Permitted.

MPZ-R7	Urupā
	1. Activity status: Permitted.

MPZ-R8	Residential activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with standards MPZ-S1, MPZ-S2, and MPZ-S3.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with standards MPZ-S1, MPZ-S2, or MPZ-S3.</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>

MPZ-R9	Residential visitor accommodation (excluding visitor accommodation)
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with standards MPZ-S1, MPZ-S2, and MPZ-S3.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with standards MPZ-S1, MPZ-S2, or MPZ-S3. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met; 2. The intensity and scale of the activity and adverse effects on the amenity of the surrounding area; and 3. The adverse effects on adjacent residential properties, particularly noise and privacy.

MPZ-R10	Home business
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with standards MPZ-S1, MPZ-S2, and MPZ-S3; b. No more than 50m² 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>; c. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and d. No outdoor storage of goods and materials.
	<p>2. Activity status: Restricted discretionary;</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with rule MPZ-R10(1). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met;

	<ol style="list-style-type: none"> 2. Whether the activity is compatible with the character of the surrounding neighbourhood; 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; 4. The effects on the safe and efficient functioning of the transport network generated by the activity; and 5. Whether the activity is appropriately located in Māori Purpose Zone or other more appropriate zone.
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MPZ-R11	<i>Primary production, excluding quarrying activities, intensive farming and rural industry</i>
	1. Activity status: Permitted.

MPZ-R12	<i>Intensive farming</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with MPZ-S4.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with MPZ-R12(1)(a) is not met.</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>

MPZ-R13	<i>Conservation activities</i>
	1. Activity status: Permitted.

MPZ-R14	<i>Rural produce retail</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p>

	<ul style="list-style-type: none"> a. Compliance is achieved with standards MPZ-S1, MPZ-S2, and MPZ-S3; b. There is only one rural produce retail activity per site; c. The gross floor area is no more than 40m²; and d. The activity does not rely on or require direct access to a State Highway.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with MPZ-R14(1) is not achieved.

MPZ-R15	<i>Quarrying activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. It is a <i>farm quarry</i>.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with MPZ-R15(1) is not met; b. Is a <i>quarrying activity</i>; c. There is no processing including crushing, screening, washing, or blending on site; and d. A management plan has been prepared for the operation of the <i>quarrying activity</i>. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The siting and scale of buildings and visual screening to maintain the character and amenity values of the rural environment; 2. Measures to minimise any adverse noise, vibration, access, dust and lighting effects; 3. Vehicle access design and location; 4. Safety and efficiency of the road network from the type, number, and time of day of vehicle movements anticipated; 5. Measures to minimise any adverse effects on character and amenity values of the rural environment from the movement of vehicles;

	<ol style="list-style-type: none"> 6. Measures to minimise any adverse effects on visual amenity and character values including use of landscaping; 7. Use of industry best practice and management plans, including monitoring and self-reporting; 8. Measures to remediate the site following closure of <i>quarrying activities</i>; and 9. Any bond or financial contributions that to manage any of the effects of other matters of discretion.
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with MPZ-R15(2).

MPZ-R16	<i>Worker accommodation</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. There is a maximum of five <i>workers accommodation</i> unit per site; b. The <i>gross floor area</i> of any building or structure is no more than 150 m²; and c. Compliance is achieved with standards MPZ-S1, MPZ-S2, and MPZ-S3.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Where compliance with MPZ-R16(1) is not met. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met; 2. Number of workers accommodation required to enable the <i>primary production</i> activity; and 3. The effect of the intensity and scale of the activity, the building design, siting, form and external appearance is compatible with the Māori Purpose Zone.

MPZ-R17	Educational facilities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with standards MPZ-S1, MPZ-S2, and MPZ-S3.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>b. Compliance is not achieved with MPZ-R17(1).</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"> 1. Whether the activity is compatible with the character of the surrounding neighbourhood; 2. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood; 3. Whether the activity is appropriately located on the <i>site</i>; 4. Topography, site orientation, and planting; 5. The adverse effects on traffic generation, road safety, parking and access, including a safe pick up and drop off area; 6. Methods to mitigate noise for outdoor facilities; and 7. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MPZ-R18	Community facilities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with standards MPZ-S1, MPZ-S2, and MPZ-S3.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MPZ-R18(1).</p> <p>Matters of discretion:</p>

	<ol style="list-style-type: none"> 1. The adverse effects on the amenity values of nearby residential properties and public places, including: <ol style="list-style-type: none"> i. privacy and cumulative effects of other nearby non-residential activities, including noise ii. hours of operation iii. loss of notable trees and landscaping; 2. Whether high quality on-site amenity values can be achieved; 3. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment; 4. The extent of impervious surfaces and landscaping; 5. Whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre; 6. Infrastructure requirements; and 7. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
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MPZ-R19	Healthcare activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. Compliance is achieved with standards MPZ-S1, MPZ-S2, and MPZ-S3.
	<ol style="list-style-type: none"> 2. Activity status: Restricted discretionary Where: <ol style="list-style-type: none"> a. Compliance with MPZ-R19(1) is not achieved. Matters of discretion: <ol style="list-style-type: none"> 1. Intensity and scale of the activity, including hours of operation. 2. The adverse effects of traffic generation, road safety, parking and access, including a safe pick up and drop off area; 3. Effect on streetscape and character of the zone; 4. Effect on amenity values of nearby residential properties, including cumulative effects with other nearby non-residential activities; 5. Whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre; 6. Infrastructure requirements; and 7. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MPZ-R20	Rural industrial activities
	1. Activity status: Discretionary.

MPZ-R21	Commercial activities
	1. Activity status: Discretionary.

MPZ-R22	Industrial activities
	1. Activity status: Discretionary.

MPZ-R23	Any other activity not listed in this chapter
	1. Activity status: Discretionary.

Standards

MPZ-S1	Maximum <i>height</i>
<ul style="list-style-type: none"> a. Residential units shall not exceed a height of 10 metres above ground level. b. All other buildings and structures shall not exceed a height of 12 metres above ground level. 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and 5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.

MPZ-S2	<i>Maximum height in relation to boundary</i>
<p>a. All buildings and structures must be contained beneath a line of 45° measured into the site from any point 3m vertically above ground level along all side and rear boundaries. This requirement does not apply to <i>common walls</i>, road boundaries, or access legs.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>; 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites; 3. Bulk and dominance of the <i>building</i> or <i>structure</i>; 4. Compatibility with the anticipated scale, proportion, and context of <i>buildings</i> and activities in the surrounding area; and 5. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation.
MPZ-S3	<i>Minimum building or structure setbacks</i>
<ol style="list-style-type: none"> 1. All <i>buildings</i> and <i>structures</i> must not be located within: <ol style="list-style-type: none"> a. 10 metres of any front road boundary of sealed roads. b. 10 metres of any other boundary. c. 25 metres of any front boundary of unsealed roads. d. 25 metres of any <i>significant waterbody</i>. e. 5 metres of any <i>surface waterbody</i> 2. Residential units must also not be located within: <ol style="list-style-type: none"> a. 40 metres of the edge of a plantation forest under separate ownership. b. 300 metres of a boundary with untreated agricultural effluent disposal areas. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The location, design, and appearance of the building or structure; 2. Effects on streetscape and the character of the area; 3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy; 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location; 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>; 6. Whether there are topographical or other <i>site</i> constraints that make compliance with the permitted standard impractical; and

<ul style="list-style-type: none"> c. 300 metres of an effluent holding pond. d. 500 metres of an <i>intensive farming activity</i> under separate ownership. <p>3. This standard does not apply to:</p> <ul style="list-style-type: none"> e. Bridges and river crossings; f. Fences or standalone walls; g. Rainwater tanks with a diameter of less than 3.5 m and a height of 3 m; h. For sites less than 4,500 m², accessory buildings may be located up to 1.5 metres from the side and rear of the boundaries. 	<p>7. For the waterbody setbacks, the effects on the values of the waterbody.</p>
MPZ-S4	<i>Intensive farming</i>
<p>1. Intensive farming must meet the following standards:</p> <ul style="list-style-type: none"> a. Not within 500 metres of an existing residential unit that is under separate ownership. b. Not within 50 metres of any boundary. c. Not located within the Water Supply Protection Areas shown on the Planning Maps. d. No effluent holding pond shall be located within 300 metres of an existing residential unit that is under separate ownership. e. Not within 20 metres of any waterbody. 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 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 site and the receiving environment; 2. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone; 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, residential units, and boundaries of residential zones to avoid adverse effects on residents; 4. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values; 5. The potential for the activity to produce adverse effects, including dust, noise,

	<p>odour, and any measures to internalise adverse effects within the site, and any mitigation measures to address effects that cannot be internalised; and</p> <p>6. Access and vehicle movements on the site and the safety and efficiency of the roading network.</p>
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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.

Note: the numbers in the 'reference' column below are those used in the operative District Plan and are not continuous as some items are proposed to be removed. The numbering will be updated in the Proposed Plan.

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
Hm007	Former Tinui General Store	24 Castlepoint Road, Tinui Masterton (Lot 24 DP 224)	Ref 3958 Category 1
Hm008	Langdale	390 Langdale Road, Masterton (Lot 1 DP 353616)	Ref 1286 Category 2

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm009	St Francis Anglican Church	34 Waterfalls Road (Pt Sec 108 Whareama Blk)	Ref 1285 Category 2
Hm010	Bowlands Woolshed, incl yards	Bideford Road, Bideford (Lot 3 DP 17149)	Ref 1277 Category 2
Hm011	Awatoitoi Homestead	Blairlogie Road, RD 12, Masterton (Lot 1 DP 14709)	Ref 3956 Category 1
Hm012	Otahuaao	Castlepoint Road, Masterton (Lot 1 DP 378737)	Ref 2860 Category 2
Hm013	Jean Hackers House	60 Church Street, Masterton (Lots 7 & 8 Deeds Plan 262)	Ref 2880 Category 2
Hm014	Ngaiana Homestead	Homewood Road, Masterton (Lot 3 DP 325101)	
Hm015	Ica Station	Langdale Road, Whareama, RD 12, Masterton (Pt Lot 2 DP486282)	Ref 2859 Category 2
Hm017	Natusch House	55 Lincoln Road, Masterton (Pt Lots 1 & 2 DP 8)	Ref 1318 Category 2
Hm018	Awamaru	20 McKenna Street, Masterton (Pt Lot 2 DP 49765)	Ref 1317 Category 2
Hm019	Lars Anderson Schou's Barn	Mt Munro Road, Mauriceville West (Lot 2 DP 5807)	Ref 3959 Category 1
Hm020	Mauriceville North Methodist Church	North Road, Mauriceville West (Pt Sec 14 Mauriceville Settlement)	Ref 204 Category 1
Hm021	Ardasley Homestead	Opaki Road, (SH2), Masterton (Pt Sec 56 & Pt Sec 2, Opaki Dist)	
Hm022	St Patrick's Church	Queen Street, Masterton (Sec 47 Town of Masterton)	Ref 1319 Category 2
Hm024	Omahu Farm Rabbit Fence	Stronvar Road, Masterton (Lot 4 DP 82345)	Ref 3960 Category 1

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm025	Brentwood	Upper Plain Road, Masterton (Lot 1 DP 333306)	Ref 1316 Category 2
Hm026	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
Hm027	Old Kopuaranga School	Kopuaranga Road (Sec 86 Opaki District)	
Hm028	St Colomba's Anglican Church	Solway College, York Street, Masterton (Pt Lot 1 A Plan 2480)	
Hm029	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)	
Hm030	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)	
Hm031	St Albans Anglican Church	Valance Road, Tauweru, Masterton (Lot 156 & 157 Deeds Plan 140)	
Hm032	Pa Site	(Section 9, Block XV, Otahoua Survey District)	Category 2

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm033	Pa Site	(Sections 590 & 593, Whareama Block, Blocks II & 12, Otahoua Survey District)	Category 2
Hm034	Top House	Matahiwi Road, Masterton (Lot 1 DP 68838)	Ref 2861 Category 2
Hm035	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
Hm036	Solway Railway Station	Ngaumutawa Road, Masterton	
Hm039	Old National Bank Building	Queen Street, Masterton (All DP 6916)	Ref 7374 Category 2
Hm040	Homebush	Homebush Road, Masterton (Lot 3 Deeds Plan 95)	Ref 7685 Category 2
Hm042	Levin's Wool Store	2 Akura Road, Masterton (Pt Lot 1 A Plan 884)	
Hm043	Savage Club	10 Albert Street, Masterton (Lot 2 DP 2060)	
Hm044	Dwelling	1 Andrew Street, Masterton (Lot 3 DP 88046)	
Hm048	Dwelling & Premises	82 Bentley Street, Masterton (Lot 16&17 DP 202)	
Hm049	Dwelling & Premises	84 Bentley Street, Masterton (Lots 16&17 51 DP 202)	
Hm050	Dwelling & Premises	83 Bentley Street, Masterton (Pt Lots 51&52 DP 202)	
Hm051	Wesley Wing at the Arts Centre	12 Bruce Street (Wesley Wing at Aratoi) (Lot 3 DP 90153)	
Hm052	Sacred Heart Church	Bideford - Te Ore Ore Road, Masterton, (Lot 3 DP 64781)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm053	Castlepoint Lighthouse	Castlepoint (Sec 1047 Whareama District and Lot 1 DP 51466)	
Hm054	Former Masonic Hall	109 Chapel Street, Masterton (Lot 1 DP 6392)	
Hm055	District Building	64 Chapel Street, Masterton (Pt Sec 104 Town of Masterton)	
Hm056	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
Hm057	Masterton Club	98 Chapel Street, Masterton (Lot 4 DP 335769)	
Hm058	Dwelling & Premises	120 Chapel Street, Masterton (Pt Lot 3 DP 11553)	
Hm059	St Mathew's Church Hall	37 Church Street, Masterton (Lot 6 DP 80677)	
Hm061	Dwelling & Premises	46 Church Street, Masterton (Pt DP 240 and Pt Sec 98 Town of Masterton)	
Hm064	Dwelling & Premises	41 Cole Street, Masterton (Pt Lot 37 DP 66)	
Hm065	Polyclough	67 Cole Street, Masterton (Lot 1 DP 31444)	
Hm066	Dwelling & Premises	77 Cole Street, Masterton (Lots 13 & 15 DP 1851)	
Hm067	Dwelling & Premises	78 Cole Street, Masterton (Lot 1 DP 23958)	
Hm068	Woodchester	80 Cole Street, Masterton (Lots 18 & 20 DP 1851 & Pt Sec 55 M5F5)	
Hm069	Cole House	89 Cole Street, Masterton (Lots 29 & 31 DP 557 & Pt Lots 33 & 34 DP 1878)	
Hm070	Edenbridge	109 Cole Street, Masterton (Lots 47 & 49 DP 1851)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm071	Nukutaimemeha Wharenuī	131 Cole Street, Masterton (Lot 83 DP 1851)	
Hm072	Church House	28 College Street, Masterton (Lot 13 DP 8404)	
Hm075	Ayson House	11 Cornwall Street, Masterton (Lots 16 & 18 DP 213)	
Hm076	Eton Homestead	17 Cornwall Street, Masterton (Lot 3 DP 22523)	
Hm077	Dwelling, Out Buildings (Cottage, Barn & Wash House) & Premises	125 Cornwall Street, Masterton (Lot 1 DP 84701)	
Hm078	Pikes Cottage	11 Cricket Street, Masterton (Pt Lot 23 Deeds Plan 42)	
Hm079	Courthouse	41 Dixon Street, Masterton (Pt Sec 89. Town of Masterton)	
Hm080	Former Seddon Technical School	49 Dixon Street, Masterton (Lot 3 DP 43630)	
Hm081	St Patrick's Presbytery	164 Dixon Street, Masterton (Sec 47 Town of Masterton)	
Hm082	Wairarapa Services Club	20 Essex Street, Masterton (Lot 1 DP 81071)	
Hm083	Shearer Homestead	27 Essex Street, Masterton (Lot 59 Pt Lots 58 & 60 DP 1878)	
Hm084	Hugo Homestead	29 Essex Street, Masterton (Lot 2 DP 78825)	
Hm085	Tironui	35 Essex Street, Masterton (Lot 1 DP 18690)	
Hm086	Carlingford	61 Essex Street, Masterton (Lot 12 DP 1878)	
Hm087	Rupert Byford House	86 Essex Street, Masterton (Lot 27 DP 1878)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm088	Solway College (Donald Homestead, Main Building)	Fleet Street, Masterton (Pt Lot 1 A Plan 2480)	
Hm089	Homeleigh Christian School	37 Herbert Street, Masterton (Lot 5 DP 51686)	
Hm090	First State House	37 High Street, Masterton (Lot 1 DP 18580)	
Hm095	Homebush	10 Homebush Road, Masterton (Lot 1 DP 47117)	Ref 7685 Category 2
Hm096	Eparaima	Homewood Road, RD 12, Masterton (Pt Lot 7 DP 23320)	
Hm097	Ica Station India House	Ica, RD 8, Masterton (Pt Lot 1 DP 9038)	
Hm100	43 Jordan Terrace	Masterton (Lot 1 DP 11508)	
Hm102	Rangitumau Church	Kaka Amu Road, RD 11, Masterton (Pt Sec 76 Rangitumau District)	
Hm103	Te Rangitumau Woolshed	Kaka Amu Road, Masterton (Pt Lot 1 DP 15572)	
Hm104	Lansdowne House	15 Keir Crescent, Masterton (Lot 1 DP 330441)	
Hm105	Rotomahana	1 Kibblewhite Road, Masterton (Pt Sec 50 Masterton Small Farm Settlement)	
Hm106	Kopuaranga Scandinavian Camp Site plaque	Kopuaranga Scandinavian Camp Site (Pt Lot 3 DP 284)	
Hm107	Scandinavian Memorial Cairn	Scandinavian Memorial Cairn, Mauriceville West	
Hm108	Dwelling & Premises	10 Kuripuni Street, Masterton (Lot 2 DP 327108)	
Hm109	Dwelling & Premises	12 Kuripuni Street, Masterton (Pt Lot 36 Deeds Plan 604)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm110	Dwelling	24 Kuripuni Street, Masterton (Pt Lot 34 and 35 Deeds Plan 604)	
Hm111	Katatane Homestead	Letts Road, RD 9, Masterton (Pt Lot 1 A Plan 2007)	
Hm113	Dwelling & Premises	69 Lincoln Road, Masterton (Lot 2 DP 40101)	
Hm114	Mangaakuta Pa Cairn	Johnstone Street (Pt Manga-A-Kuta 2B)	
Hm115	Kowhainui Homestead	FN 1 Mangamahoe Central Road, RD 2, Masterton (Lot 2 DP 55 1972)	
Hm116	Rydal Homestead	12 Manuka Street, Masterton (Lot 12 DP 28827)	
Hm117	Dwelling & Premises	5 Masonic Street, Masterton (Lot 5 DP 45)	
Hm118	Dwelling & Premises	6 Masonic Street, Masterton (Lot 11 DP 45)	
Hm119	Kahumingi Homestead, Blacksmith's Building, Barn, Racehorse Stable, Hut and Cheesery	Masterton - Castlepoint Road, RD 9, Masterton (Pt Lot 1 DP 52209)	
Hm120	Memorial Oaks	Masterton - Martinborough Road, Te Whiti (Pt Lot 4 DP 4494)	
Hm121	Deep Gorge Bridge	Masterton - Stronvar Road	
Hm123	Whare Pouri's Mark Cairn	Mataikona	
Hm125	Farmhouse and Whare Wall	12 Michael Street, Masterton (Pt Lot 15 DP 4878)	
Hm127	Mace House	35A Miro Street, Masterton (Lot 1 DP 47751)	
Hm128	Mt Maunsell ANZAC Cross	Tinui (Lot 2 DP 482519)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm129	Ratana Church	Ngaumutawa Road, Masterton (Pt Lot 1 DP 3011)	
Hm130	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)	
Hm131	Panama Homestead	Ngaumutawa Road, Masterton (Lot 3 DP 11565)	
Hm132	Maunga Moria Church	Okautete Road, Uriti (Pt Ngapuketuru 6A1)	
Hm133	Waipipi Homestead and Stables	Opaki Road, RD 11, Masterton (Lot 1 DP 569493)	
Hm134	Kopuaranga Truss Bridge	Palmer Road, RD 2, Masterton	
Hm135	Building	4 Perry Street, Masterton (Lot 1 DP 18380)	
Hm136	Building	7 Perry Street, Masterton (Lot 3 DP 2806)	
Hm137	Hardan Building	15 Perry Street, Masterton (Pt Lots 1 & 2 DP 2678)	
Hm138	Ex-Public Trust Building	20 Perry Street, Masterton (Pt Sec 6 Town of Masterton)	
Hm139	Ranfurly House	28 Perry Street, Masterton (Lot 2 DP 68732)	
Hm140	Perry Street Service Centre	31 Perry Street, Masterton (Lot 2 DP 75696)	
Hm143	Dwelling & Premises	55 Perry Street, Masterton (Pt Lot 3 DP 8040)	
Hm144	Dwelling & Premises	89 Perry Street, Masterton (Lot 139 DP 1019)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm145	St Matthews Collegiate School Chapel	33 Pownall Street, Masterton (Lot DP 420114)	
Hm146	St Matthews Collegiate School Main Boarding House	33 Pownall Street, Masterton (Lot DP 420114)	
Hm147	Dwelling & Premises	109 Perry Street, Masterton (Lot 60&61 DP 202)	
Hm148	Wairarapa College Main Building (Building Exterior)	83 Pownall Street, Masterton (Lot 1 DP 4572)	
Hm150	Post Office Mural	136 Queen Street, Masterton (Subdn 1 Sec 2 Town of Masterton)	
Hm151	Verandah Posts	Queen Street Verandah Posts	
Hm152	Garden Wall	340 Queen Street (Sec 126 Town of Masterton)	
Hm155	Burridges Restaurant	4 Queen Street, Masterton (Lot 2 DP 313776)	
Hm156	Building	95 Queen Street, Masterton (Lot 1 DP 51558 & Lot 1 DP 65420)	
Hm157	Farmers Building	184 Queen Street, Masterton (Lot 1 DP 6104)	
Hm158	Bank of New South Wales Building	185 Queen Street, Masterton (Pt Sec 9 Town of Masterton)	
Hm159	Building	192 Queen Street, Masterton (Pt Sec 12 Town of Masterton)	
Hm160	Regent Theatre	226-230 Queen Street, Masterton (Lot 1 DP 16752)	
Hm161	Building Façade	209 Queen Street, Masterton (Lot 1 DP 10018 & Pt Secs 14 & 16 Town of Masterton)	
Hm163	Dwelling & Premises	7 Rahiwi Street, Masterton (Lot 1 DP 60297)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm165	Carrick (formerly Linden Downs and Lake Mallard)	Rangitumau Road, Originally Te Rangitumau (Lot 1 DP 75964)	
Hm167	Dwelling Exterior only	23 Renall Street, Masterton (Pt Sec 23 Masterton Small Farm Settlement)	
Hm168	Hugo Homestead (Dwelling & Premises)	28 Renall Street, Masterton (Lots 64 & 65 DP 1878)	
Hm169	Dwelling & Premises	40 Renall Street, Masterton (Lots 4 & 5 DP 3824)	
Hm170	Dwelling & Premises	115 Renall Street, Masterton (Pt Lots 2 & 3 DP 3354)	
Hm171	Building	151 Renall Street, Masterton (Pt Lot 2 DP 406636)	
Hm172	Saint Joseph's Church	8 Pinedale Crescent Riversdale Beach (PT Lot 1 DP 19803)	Ref 9736 Category 2
Hm173	Orui Homestead	Riversdale (Lot 1 DP 548766)	
Hm174	Dwelling	7 Roberts Road, Masterton (Lot 1 DP 7804)	
Hm175	Kandahar Rest Home	8 Roberts Road, Masterton (Lot 3 DP 2902)	
Hm177	Memorial Boundary Markers	SH 2, Masterton (Lot 4 DP 987)	
Hm179	Tyneside	17 Sussex Street, Masterton (Lots 15& 16 DP 378)	
Hm180	Dwelling	30 Sussex Street, Masterton (Lot 19 DP 378)	
Hm181	Abbotsford Homestead	Tauweru, RD 9, Masterton (Pt Lot 1 B Plan 312)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm182	Wairarapa District Health Board Building (formerly Nurses Home)	Te Ore Ore Road, Masterton (Lot 1 DP 387661)	
Hm183	Homestead, Woolshed, Stables & Horse Plaques	Te Parae, RD 10, Masterton (Pt Sec 590 Whareama District)	
Hm184	Dwelling	9 Terrace End, Masterton (Lot 8 DP 8638)	
Hm185	Llandaff	Upper Plain Road, Masterton (Lot 2 DP 26309)	
Hm186	Tapia	Upper Plain Road, Masterton (Lot 2 DP 74603)	
Hm187	Fernridge Church	Upper Plain Road, Masterton (Pt Sec 53 Masterton Small Farm Settlement)	
Hm188	Whatman Cottages No 2	Upper Plain Road, Masterton (Lot 11 DP 5504)	
Hm189	Whatman Cottages No 4	Upper Plain Road, Masterton (Lot 10 DP 5504)	
Hm190	Whatman Cottages No 6	Upper Plain Road, Masterton (Lot 9 DP 5504)	
Hm191	Whatman Cottages No 8	Upper Plain Road, Masterton (Lot 8 DP 5504)	
Hm192	Whatman Cottages No 10	Upper Plain Road, Masterton (Lot 7 DP 5504)	
Hm193	Whatman Cottages No 12	Upper Plain Road, Masterton (Lot 6 DP 5504)	
Hm194	Whatman Cottages No 14	Upper Plain Road, Masterton (Lot 5 DP 5504)	
Hm195	Whatman Cottages No 16	Upper Plain Road, Masterton (Lot 4 DP 5504)	
Hm196	Whatman Cottages No 18	Upper Plain Road, Masterton (Lot 3 DP 5504)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hm197	Whatman Cottages No 20	Upper Plain Road, Masterton (Lot 2 DP 5504)	
Hm198	Whatman Cottages No 22	Upper Plain Road, Masterton (Lot 1 DP 5504)	
Hm199	Waiawa Homestead	Waiawa Road, RD 12, Masterton (Sec 7 Blk III Rewa SD)	
Hm200	Patuwai (Paku House)	Whakataki/Mataikona (Lot 1 DP 32547)	
Hm201	Rathkeale College (Main House)	Willow Park Drive, Masterton (Lot 1 DP 89188)	
Hm202	St Lukes Union Church	Worksop Road, Masterton (Pt Sec 21 Town of Masterton)	
Hm203	Hessey House	21 Worksop Road, Masterton (Pt Lot 8 DP 255)	
Hm204	Rosetta House	86 Worksop Road, Masterton (Lot 26 DP 6517)	
Hm205	Dwelling & Premises	21 Wrigley Street, Masterton (Lot 24 DP 86)	
Hm206	Dwelling & Premises	30 Wrigley Street, Masterton (Pt Lot 10 DP 58)	
Hm207	Dwelling & Premises	32 Wrigley Street, Masterton (Lot 1 DP 19328)	
Hm208	Moata Homestead (Dwelling & Premises)	372 Upper Plains Rd (Lot 3 DP 48887)	
Hm209	Hartlands	15 Sussex Street, Masterton (Lot 13 & 14 DP 414154)	
Hm211	Shalimah (Dwelling & Premises)	Shalimah (Lot 1 DP 310436)	
Hm212	Original Nightingale Ward (from the front verandah to main corridor)	Masterton Hospital, Te Ore Ore Road, Masterton	

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)	

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
Hc017	Glendower Woolshed	Ponatahi Road, Carterton (Lot 9 DP 87958)	Ref 1290 Category 2
Hc018	Glendower House	Ponatahi Road, Carterton (Lot 4 DP 87958)	Ref 1290 Category 2
Hc019	Cottage	State Highway 2, Carterton (Lot 8 Deeds Plan 46)	
Hc020	Cottage	2 Neich's Lane, Carterton (Lot 1 DP 33262)	
Hc021	Dakin Cottage	6 Neich's Lane, Carterton (Lot 22 DP 67)	
Hc022	Cottage	115 State Highway 2, Carterton (Pt Sec 146 Taratahi District)	
Hc023	Sayer Slab Whare	Dalefield Road, Carterton (Lot 2 DP 22969)	Ref 7429 Category 1
Hc024	Clareville Hall (Clareville Bakery)	111 State Highway 2, Carterton (Lot 1 DP 88044)	
Hc026	Grassmere (Pitarrow)	Hughes Line, Carterton (Lot 1 DP 493276)	
Hc029	Dalefield House	State Highway 2, Carterton (Lot 1 DP 89642)	
Hc030	Carter Home, Stables & Bar	Moreton Road, Carterton (Lot 17 DP 3680)	
Hc031	Oates Family Cemetery	Somerset Road, Carterton (Pt Lot 1 A Plan 1679)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hc032	Carter's Barn & Stables	14 Carters Line, Carterton (Pt Lot 6 DP 3680)	
Hc035	Gladstone Inn	Gladstone Road, Carterton (Lot 1 DP 345426)	
Hc037	Te Whanga	Te Kopi Road, Carterton (Lot 1 DP 20785)	
Hc038	Cottage	4 Nobel Street, Carterton (Pt Sec 206 Taratahi District)	
Hc039	Oberg Cottage	9 Nobel Street, Carterton (Lot 1 DP 4887)	
Hc040	King's Woodworking Company	66 Broadway, Carterton (Pt Sec 207 Taratahi District)	
Hc041	The Saddlers Shop	133 High Street North, Carterton (Lot 1 DP 5553)	
Hc042	Marquis of Normanby Hotel	63 High Street North, Carterton (Lot 2 DP 80269)	
Hc043	Cartercade	66-80 High Street North, Carterton (Lot 1 DP 51128)	
Hc044	Mansfield's building (formerly Watson's)	5 High Street North, Carterton (Pt Lot 1 DP 3962)	
Hc045	Town Clock	High Street, Carterton (Lot 1 DP 81767)	
Hc046	Wakelin Mill	147 High Street South, Carterton (Lot 1 DP 472667)	Ref 7634 Category 1
Hc047	Richmond Homestead & Stables	40 Wakelin Street, Carterton (Lot 2 DP 28281)	
Hc048	Old Courthouse	Holloway Street, Carterton (Pt Sbdn 2 Sec 3 Town of Carterton)	
Hc050	Art Deco House	30 Park Road, Carterton (Lot 15 Deeds Plan 414)	
Hc051	Art Deco House	41 Park Road, Carterton (Lot 1 DP 12627)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hc052	Father Halbwachs Cottage (Zillwood Cottage)	463 High Street South, Carterton (Lot 1 DP 414251)	
Hc053	Courthouse Cottage	16 Hilton Road, Carterton (Lot 2 DP 344163)	
Hc054	Royal Oak Hotel	321 High Street South, Carterton (Lot 1 DP 428296)	
Hc055	Larnoch (formerly The Pines)	333 Francis Line, Carterton (Lot 2 DP 4114)	
Hc056	Sayer's Hut	Tararua Ranges (Sec 1 SO 37039)	
Hc057	Carterton Railway Station Building	Railway Station Yard	
Hc058	Crewe Homestead	1491 Te Whiti Road, Gladstone (Pt Lot 29 Deeds Plan 32 Blk XII Otahoua)	
Hc059	Hurunui o Rangi Marae	Gladstone Road, Carterton (Pt Hurunuiorangi X)	

South Wairarapa District

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs002	Notice Board – Wharekaka Sheep Station Martinborough	Pirinoa Road, Martinborough (Lot 2 DP 88335)	
Hs003	Cairn, plaque & anchor of the ship “Emerald”	Ocean Beach	
Hs004	Palliser Bay Lighthouse	Palliser Bay (Sec 1 SO 37171)	
Hs005	War Memorial	Messines Way, Featherston (Sec 1 SO 31482)	Ref 3980 Category 2
Hs006	“Zuleika” Grave	Palliser Bay (Pt Kawakawa 2A2)	
Hs007	Papawai Pa	Pah Road (Lots 1 & 2 DP 78868 Pt 5 Papawai)	
Hs008	Burnside Church	Kohunui (PT Sec 17 Turanganui District)	Ref 3984
Hs009	Cottage (McEwens and Fence)	42 Moroa Road, Tauherenikau (Lot 1 DP 25852)	Ref 1276 Category 2
Hs010	Former Coach house and Stables	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	
Hs011	Former Cook house Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	
Hs012	Former Cowshed Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	
Hs013	Former Granary, Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	
Hs014	Polo Stables/Garage, Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	
Hs015	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)
Hs016	Mahaki Homestead	108 Mahaki Road, Martinborough (Pt Sec 5 Wharekaka District)	Ref 2879 Category 2
Hs017	Fareham House	Underhill Road, Featherston (Sec 602 Featherston Suburban)	Ref 2865 Category 2
Hs018	Elm Grove Farm Complex	48 Kemptons Line Greytown (Lot 2 DP 405764)	Ref 2875 Category 2
Hs019	Huangularua Woolshed	Ponatahi Road, Martinborough (Pt Lot 1 DP 16719)	Ref 1309 Category 2
Hs020	Former Army Camp Building	State Highway 53, Kaiwairi (Pt Sec 26 Moroa District)	
Hs021	Former Store and Station Shop	693A Kahutara Road, Featherston (Lot 5 DP 535426)	
Hs022	Ongaha Homestead	Kahutara (Pt Lot 1 DP 2907)	
Hs023	Oporua Homestead	Kohunui (Lot 3 DP 71441)	
Hs024	Otarua Homestead	Pirinoa Road, Martinborough (Lot 1 DP 27958)	Ref 1311 Category 2
Hs025	Pihautea Homestead	Pihautea, Kahutara Road, Featherston (Lot 1 DP 14790)	
Hs027	Puruatanga Woolshed	146 John's Way (Lot 4 DP 439579)	Ref 1312 Category 2
Hs028	Raho Ruru Homestead	2679B Lake Ferry Road, Featherston (Lot 1 DP 403381)	
Hs029	Rototawai Machine shop/store	Rototawai Road, Kahutara, Featherston (Pt Lot 1 DP 14477)	
Hs030	Rototawai Homestead	Rototawai Road, Kahutara, Featherston (Pt Lot 1 DP 14477)	Ref 3954 Category 1
Hs031	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)
Hs032	St Francis Church	2305 Kahutara Road, Featherston (Lot 6 DP 6671)	
Hs033	Te Kopura Homestead	829A Kahutara Road, Featherston (Pt Lot 1 DP 13857)	
Hs034	Kahutara School	990 Kahutara Road, Featherston (Pt. Sec 1 Kahutara, Lots 1 and 2 DP 7033)	
Hs035	Tuhitarata Homestead	2337 Kahutara Road, Featherston (Lot 1 DP 76358)	
Hs036	Tuhitarata Stable and Barn	233 Kahutara Road, Featherston (Lot 1 DP 76358)	
Hs037	Tarureka Homestead	38 Donald Street, cnr Revans & Donald Streets (Lot 1 DP 359158)	Ref 2870 Category 2
Hs038	Tarureka Woolshed	38 Donald Street, cnr Revans & Donald Streets (Lot 1 DP 359158)	Ref 1300 Category 1
Hs039	Whangaimoana Station Homestead	559 Cape Palliser Road, Whangaimoana (Lot 1 DP 81634)	Ref 1315 Category 2
Hs040	Wardell's House	161 Underhill Road, Featherston (Lot 4 DP 531267)	Ref 1301 Category 2
Hs042	Methodist Church	61 Main Street, Greytown (Part Lot 1 DP 479992)	
Hs043	Wyett House	12 Main Street, Greytown (Pt Lot 4 DP 17732)	Ref 1306 Category 2
Hs044	Cobblestones Trust, Old Methodist Church 1865	175-177 Main Street, Greytown (Lot 2 DP 31241)	Ref 4004 Category 2 Ref 2873 Category 2
Hs045	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)
Hs046	Cobblestones Trust, Donald Woolshed circa 1858	175-177 Main Street, Greytown (Lot 3 DP 31241)	Ref 2873 Category 2
Hs047	Cobblestones Trust, Stables	175-177 Main Street, Greytown (Lot 3 DP 31241)	Ref 4003 Category 2
Hs048	Cobblestones Trust, First Greytown Hospital Building	175-177 Main Street, Greytown (Lot 6 DP 31241)	Ref 4002 Category 2
Hs049	Cobblestones Trust, Cottage	138 East Street, Greytown (Lot 3 DP 24040)	
Hs050	Cobblestones Trust, Old Mangapakeha School	136 East Street, Greytown (Lot 4 DP 24040)	Ref 5405 Category 2
Hs051	Borough Chambers	110 Main Street, Greytown (Lot 2 DP 335979)	Ref 1303 Category 2
Hs052	Old Bank of NZ	75 Main Street, Greytown (Lot 1 DP 76572)	Ref 1302 Category 2
Hs053	House (Turkey Red)	21 Main Street, Greytown (Lot 2 DP 22060)	Ref 2871 Category 2
Hs054	Old Permanent Investment Society	80 Main Street, Greytown (Pt Sec 38 Town of Greytown)	Ref 2877 Category 2
Hs055	Old Gallagher House	56 Main Street, Greytown (Lot 2 DP 431581)	Ref 2876 Category 2
Hs056	Drummonds Cottage	157 West Street, Greytown (Pt Lot 10 DP 719)	Ref 1305 Category 2
Hs057	Bank of New Zealand	1-3 Memorial Square, Martinborough (Lot 3 DP 70626)	Ref 1308 Category 2
Hs058	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)
Hs059	Colonial Museum (former Library)	7 Memorial Square, Martinborough (Lot 259 DP 248)	Ref 1310 Category 2
Hs060	St Andrews Church	41 – 43 Dublin Street, Martinborough (Lot 547 DP 248)	Ref 1313 Category 2
Hs061	Anzac & Kiwi Halls	Cnr Bell & Birdwood Streets, Featherston (Pt Sec 214 Town of Featherston)	Ref 3953 Category 1
Hs062	Clifford Square Dwelling – Appleshaw	4 Clifford Square, Featherston (Lot 2 DP 400142)	Ref 1294 Category 2
Hs063	Burt's House and Store	29 Waite Street, Featherston (Lot 1 DP 83371)	Ref 1296 Category 2
Hs064	Cottage	22 Waite Street, Featherston (Pt Sec 306 Town of Featherston)	
Hs065	Cottage	24 Waite Street, Featherston (Pt Sec 306 Town of Featherston)	
Hs066	Courthouse	Cnr Fitzherbert & Lyon Streets, Featherston (Pt Sec 337 Town of Featherston)	Ref 1297 Category 2
Hs067	Sunlea Garden Suppliers	81 Fitzherbert Street, Featherston (Lot 4 DP 47574)	Ref 1298 Category 2
Hs068	Former Methodist Church	64 Fox Street, cnr Fox and Fitzherbert Streets, Featherston (Lot 1 DP 70852)	Ref 2864 Category 2
Hs069	War Memorial	Cnr Fitzherbert, Fox & Wallace Streets, Featherston (Pt Town of Featherston)	Ref 3980 Category 1
Hs070	Former St Johns Anglican Church	64 Fox Street, Featherston (Lot 1 DP 70852)	Ref 2864 Category 2
Hs072	Former Doctor's House and Surgery	17 Johnston Street, Featherston (Lot 1 DP 13193)	Ref 2866 Category 2

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs074	Former Hodder House	23 Wakefield Street, Featherston (Lot 6 DP 26778)	Ref 1299 Category 2
Hs075	Library	70 Fitzherbert Street, Featherston (Lot 6 DP 26778)	Ref 3976 Category 2
Hs076	Royal Tavern	20-22 Revans Street, Featherston (Lot 1 DP 369211)	
Hs077	Town Hall	89-93 Main Street, Greytown (Lots 12-15 Deeds Plan 271)	
Hs078	Day House	5 Main Street, Greytown (Lot 2 DP 31399)	
Hs079	Greytown Hotel	33 Main Street, Greytown (Lot 1 DP 41919)	
Hs080	Cabbage (Kouka) Tree Cottage	113 Main Street, Greytown (Lot 1 DP 81123)	
Hs081	Dr Bey's House	119 Main Street, Greytown (Lot 1 DP 27153)	
Hs082	Wakelin House	123 Main Street, Greytown (Lot 2 DP 44906)	
Hs083	Jane Wakelin House	125 Main Street, Greytown (Lot 1 DP 44906)	
Hs084	Second Borough Office	1 Hastwell Street, Greytown (Lot 3 Deeds Plan 72)	
Hs085	Bright House	129 Main Street, Greytown (Pt Sec 55 Town of Greytown)	
Hs086	Shop	130 Main Street, Greytown (Pt Lot 6 Deeds Plan 72)	
Hs087	Shop	132 Main Street, Greytown (Lot 2 DP 311712)	
Hs088	Cottage	142 Main Street, Greytown (Lot 1 DP 423780)	
Hs089	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)
Hs090	Home of First Mayor (Thomas Kempton)	163 Main Street, Greytown (Lot 1 DP 429753)	
Hs091	Magistrate's House	170 Main Street, Greytown (Lot 2 DP 87704)	
Hs092	Armstrong's Shop (former vice-regal saddler)	174 Main Street, Greytown (Pt Sec 68 Town of Greytown)	
Hs093	Cottage	195 Main Street, Greytown (Lot 1 DP 52562)	
Hs094	HS Izard's House	40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)	
Hs095	Maata Mahupuku House	46 Kuratawhiti Street, Greytown (Pt Sec 5 Greytown Small Farm Settlement)	
Hs096	Villa	54 Kuratawhiti Street, Greytown (Pt Sec 5 Greytown Small Farm Settlement)	
Hs097	First Registry Office	19/18 Jellicoe Street, Greytown (Lot 1 DP 320375)	
Hs098	Wakelin's Figures, Cobblestones Trust	Main Street, Greytown (Lot 7 DP 31241)	
Hs099	Daddy Lowe's Corner Store, Cobblestones Trust	175-177 Main Street, Greytown (Lot 6 DP 31241)	
Hs100	Former Pharmacy	72 Main Street, Greytown (Lot 1 DP 81559)	
Hs101	Old Barber's Shop	100 West Street, Greytown (Lot 1 DP 64859)	
Hs102	Former Shop	6 Wood Street, Greytown (Lot 1 DP 27287)	
Hs106	Greytown Library	115-117 Main Street, Greytown (Parts Lot 1 DP 11855)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs107	Fell Engine	cnr of Fitzherbert & Lyon Streets, Featherston (Sec 337 Town of Featherston)	
Hs108	1904 Queen Anne House	42 Fox Street Featherston (Lot 4 DP 16148)	
Hs109	Villa	7 Johnston Street, Featherston (Lot 2 DP 11388)	
Hs110	Former Maternity House	17 Johnston Street, Featherston (Pt Lot 3 DP 13193)	
Hs111	Card Home	19/21 Johnston Street, Featherston (Lot 2 DP 71613)	
Hs113	Shop and House	1 Johnston Street, Featherston (Lot 1 DP 5102)	
Hs114	The Inkledoverly	78 Fox Street, Featherston (Pt Sec 253 Town of Featherston)	
Hs115	Viles House	2A Fitzherbert Street, Featherston (Lot 1 DP 55154)	
Hs116	Old Tauherenikau Post Office	5 Revans Street, Featherston (Lot 1 DP 50941)	
Hs117	First Presbyterian Church	90 Jellicoe Street, Martinborough (Lot 1 DP 402795)	
Hs118	Old Featherston County Offices	18 Kitchener Street, Martinborough (Lot 220 DP 248)	
Hs119	Boer War Memorial	Memorial Square, Martinborough (Closed Road SO 17366)	
Hs120	Roman Catholic Church	cnr Kitchener & Princess Streets, Martinborough (Lot 729 DP 586)	
Hs121	Former Borough Council Office	Martinborough (Lot 273 DP 248)	
Hs122	Ross's Store	80 Jellicoe Street, Martinborough (Pt Lot 60 Deeds Plan 24)	
Hs123	Country Womens' Institute	33 Jellicoe Street, Martinborough (Lot 1 DP 54388)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs124	ANZ Bank	22 Jellicoe Street, Martinborough (Lot 1 A Plan 2458)	
Hs126	Old Bookshop	3 Kitchener Street, Martinborough (Pt Lot 354 DP 248)	
Hs127	Shop	1-5 Jellicoe Street, Martinborough (Lot 1 DP 8929)	
Hs128	Radium Street Houses	6 Radium Street, Martinborough (Lots 13 Deeds Plan 152)	
Hs129	Radium Street Houses	5 Radium Street, Martinborough (Lots 14 Deeds Plan 152)	
Hs130	Radium Street Houses	4 Radium Street, Martinborough (Lots 15 Deeds Plan 152)	
Hs131	Radium Street Houses	3 Radium Street, Martinborough (Lots 12 Deeds Plan 152)	
Hs132	Radium Street Houses	2 Radium Street, Martinborough (Lots 11 Deeds Plan 152)	
Hs133	Radium Street Houses	1 Radium Street, Martinborough (Lots 10 Deeds Plan 152)	
Hs134	Martinborough Town Hall	23 Cork Street, Martinborough (Lot 252 DP 248)	
Hs135	Sacred Heart Church	60 Main Street, Greytown (Lot 1 DP 328589)	
Hs136	Baillie's Homestead	101 Main Street, Greytown (Pt Sec 43 Town of Greytown)	
Hs137	Greytown Butcher	67 Main Street, Greytown (Lot 1 DP 88464)	
Hs138	Haigh House (Te Rakau Nui)	80 West Street, Greytown (Lot 7 DP 14923)	
Hs140	Hang Ups Shop	98 Main Street, Greytown (Pt Sec 42 Town of Greytown)	
Hs141	Main Street Deli	88 Main Street, Greytown (Lot 5 DP 14650)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs142	Settler's Cottage	Rapid No. 2481 State Highway 2, Greytown (Lot 2 DP 90158)	
Hs143	Cundy Cottage	Cnr Bethane & Revans St, Featherston (Lot 5 DP 17737)	
Hs144	Cross Creek Cottage	11 Fox Street, Featherston	
Hs145	Cross Creek Cottage	13 Fox Street, Featherston	
Hs146	John Card Cottage	23 Johnston Street, Featherston (Lot 7 DP 6133)	
Hs147	John Card Cottage	25 Johnston Street, Featherston (Lot 7 DP 6133)	
Hs148	John Card Cottage	27 Johnston Street, Featherston (Lot 7 DP 6133)	
Hs149	Catholic Church	50 Bell Street, Featherston (Pt Sec 209 Town of Featherston)	
Hs150	Old Card Home	33 Bell Street, Featherston (Lot 2 & 5 DP 20838)	Ref 2869 Category 2
Hs151	Anderson's Building	19 Fitzherbert Street, Featherston (Lot 1 DP 66161)	
Hs152	Tennis Pavilion	24-26 Oxford Street, Martinborough (Lots 410-413 DP248)	
Hs153	Former Courthouse	20 Cork Street, Martinborough (Lot 273 DP 248)	
Hs154	Martinborough Hotel	10-12 Memorial Square, Martinborough (Lots 356 Pt Lots 352 & Pt Lots 354-355 DP 248)	
Hs155	Oddfellows Hall	3-5 Oxford Street, Martinborough (Lot 256 DP 248)	
Hs156	Fernside	1407 State Highway 2, Featherston (Pt Lot 2 DP 352112)	
Hs157	The Tin Hut	1512 State Highway 2, Tauherenikau (Lot 1 DP 418628)	

Reference	Name	Location and Legal Description	HNZPT reference and category (where applicable)
Hs158	Tauherenikau Racecourse	1498 State Highway 2, Tauherenikau, Featherston (Lot 3 DP 346532)	
Hs159	Waiorongomai Church	Western Lake Road, Featherston (Lot 1 DP 8925)	
Hs160	Papatahi Station & Homestead (and associated buildings)	118 & 136 Papatahi Road, Featherston (Lot 1 & 2 DP 552814)	
Hs161	Tablelands	Papatahi Road, Martinborough	
Hs162	Udy / Harrison House	107 Main Street, Greytown (Lot 1 DP 42221)	
Hs163	Pain & Kershaw Building	14 – 16 Jellicoe Street, Martinborough (Lot 1 DP 433788)	
Hs164	Pine Grove	121 Humphries Street, Greytown (Lot 1 DP 399294)	
Hs165	The White Swan Country Hotel	109 Main Street, Greytown (Lot 1 DP 331924)	
Hs166	Judd House	209 Kuratawhiti Street, Greytown (Lot 1 DP 26094)	
Hs171	Brick Kiln*	* where located on Department of Conservation land.	
Hs172	Railway Village*	* where located on Department of Conservation land.	

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

Note: the numbers in the 'reference number' column below are those used in the operative District Plan and are not continuous as some items are proposed to be removed. The numbering will be updated in the Proposed Plan.

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

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _m 01	Giant Redwood (Sequoiadendron giganteum)	4 Dixon Street, Masterton (Lot 4 DP 10488)
T _m 02	English Elm (Ulmus procera)	15 Keir Crescent (Lot 1 DP 330441)
T _m 20	Sweet Chestnut (Castanea sativa)	15 Keir Crescent (Lot 1 DP 330441)
T _m 03	Giant Redwood (Sequoiadendron giganteum)	88, 88A and 90 High Street, Masterton (Lot 1 DP 47890)
T _m 04	Giant Redwood (Sequoiadendron giganteum)	89 Cole Street, Masterton (Lot 31 DP 1851)
T _m 05	Coastal Redwood (Sequoia sempervirens)	Solway College, Fleet Street, Masterton (Part Lot 1 Application Plan 2480)
T _m 06	Olive (Olea europaea)	Solway College, Fleet Street, Masterton (Part Lot 1 Application Plan 2480)
T _m 07	Corsican Pine (Pinus nigra 'laricio')	Solway College, Fleet Street, Masterton (Part Lot 1 Application Plan 2480)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _m 08	Giant Redwood (Sequoiadendron giganteum)	78 High Street, Masterton (Lot 1 DP 27266)
T _m 10a	English Oak (Quercus robur)	41 Essex Street, Masterton (Lot 1 DP 3824)
T _m 10b	English Oak (Quercus robur)	41 Essex Street, Masterton (Lot 1 DP 3824)
T _m 10c	English Oak (Quercus robur)	41 Essex Street, Masterton (Lot 1 DP 3824)
T _m 11	Purple European Beech (Fagus sylvatica "purpurea")	11 College Street, Masterton (Lot 31 DP 8404)
T _m 12	Purple European Beech (Fagus sylvatica "purpurea")	60 Essex Street, Masterton (Lot 39 DP 1878)
T _m 14	Common Ash (Fraxinus excelsior)	83 McKinstry Avenue, Te Ore Ore (Lot 4 DP 8270)
T _m 15	Giant Redwood (Sequoiadendron giganteum)	"Bowlands" 1941 Te Ore Ore Bideford Road, Bideford (Lot 1 DP 52453)
T _m 16	Himalayan Spruce (Picea smithiana)	"Bowlands" 1941 Te Ore Ore Bideford Road, Bideford (Lot 1 DP 52453)
T _m 17	Kahikatea (Dacrycarpus dacrydioides)	"Bowlands" 1941 Te Ore Ore Bideford Road, Bideford (Lot 1 DP 52453)
T _m 18	Giant Redwood (Sequoiadendron giganteum)	"Rata Hills", Tanglewood Road, Bideford (Lot 1 DP 88418)
T _m 19a	English Oak (Quercus robur)	Whangaehu Hall, 685 Te Ore Ore Bideford Road, Bideford (Pt Kai O Te Atua)
T _m 19b	English Oak (Quercus robur)	Whangaehu Hall, 685 Te Ore Ore Bideford Road, Bideford (Pt Kai O Te Atua)
T _m 21	Lombardy Poplar (Populus nigra "Italica") Group of 39	North side of road reserve near 1095 Blairlogie-Langdale Road (road)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _m 22	Lombardy Poplar (<i>Populus nigra</i> "Italica") Group of 47	South side of road reserve near 1095 Blairlogie-Langdale Road (road)
T _m 23	Canary Island Laurel (<i>Picconia excelsa</i>)	33 Takahe Street, Masterton (Lot 2 DP 355890)
T _m 24	Kahikatea (<i>Dacrycarpus dacrydioides</i>)	20 McKenna Street, Masterton (Pt Lot 2 DP 49765)
T _m 25	Swamp cypress (<i>Taxodium distichum</i>)	Millennium Reserve, Pownall Street, Masterton (Lot 1 DP 312270)
T _m 26	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

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _c 01	Bartram Oak (<i>Quercus × heterophylla</i>) Group of 63	Norman Avenue, Carterton (road)
T _c 03	English Elm (<i>Ulmus procera</i>)	Memorial Square, Park Road, Carterton (Lot 22 Deeds Plan 414)
T _c 07	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 or visit www.swdc.govt.nz/notable-tree

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
Featherston		
T _{SF} 01a	Monterey cypress (<i>Cupressus macrocarpa</i>)	Barr Brown Reserve/ Park, Featherston (Council Recreation Reserve)
T _{SF} 01b	English oak (<i>Quercus robur</i>)	Barr Brown Reserve/ Park, Featherston (Council Recreation Reserve)
T _{SF} 01c	Giant sequoia (<i>Sequoiadendron giganteum</i>)	Barr Brown Reserve/ Park, Featherston (Council Recreation Reserve)
T _{SF} 01d	Monterey pine (<i>Pinus radiata</i>)	Barr Brown Reserve/ Park, Featherston (Council Recreation Reserve)
T _{SF} 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 _{SF} 02c	Giant sequoia (<i>Sequoiadendron giganteum</i>)	One Tree Hill Reserve/ Park, Featherston Domain, Bell Street, Featherston (Council Recreation Reserve)
T _{SF} 02a	Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	One Tree Hill Reserve/ Park, Featherston Domain, Bell Street, Featherston (Council Recreation Reserve)
T _{SF} 02b	Monterey pine (<i>Pinus radiata</i>)	One Tree Hill Reserve/ Park, Featherston Domain, Bell Street, Featherston (Council Recreation Reserve)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SF} 03	Common walnut (<i>Juglans regia</i>)	63 Bell Street, St Teresa's School, Featherston (Lot 1 DP 52326)
T _{SF} 04a	English oak (<i>Quercas robur</i>)	40-48 Bell Street, Featherston (17 Johnston Street) (Lot 1 DP 11388)
T _{SF} 04b	English oak (<i>Quercas robur</i>)	40-48 Bell Street, Featherston (17 Johnston Street) (Lot 1 DP 11388)
T _{SF} 04c	Coastal redwood (<i>Sequoia sempervirens</i>)	40-48 Bell Street, Featherston (17 Johnston Street) (Lot 1 DP 11388)
T _{SF} 04d	Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	40-48 Bell Street, Featherston (17 Johnson Street) (Lot 1 DP 11388)
T _{SF} 05a	Californian live oak (<i>Quercus agrifolia</i>)	38 Donald Street, Tarureka, Featherston (Lot 1 DP 359158)
T _{SF} 05b	Hard beech (<i>Fuscospora solandri</i>)	38 Donald Street, Tarureka, Featherston (Lot 1 DP 359158)
T _{SF} 05c	Hard beech (<i>Fuscospora solandri</i>)	38 Donald Street, Tarureka, Featherston (Lot 1 DP 359158)
T _{SF} 05d	Messmate (<i>Eucalyptus obliqua</i>)	38 Donald Street, Tarureka, Featherston (Lot 1 DP 359158)
T _{SF} 06a	Golden elm 'Lutescens' (<i>Ulmus glabra</i>)	160 Fitzherbert Street, Featherston (Lot 1 DP 50757)
T _{SF} 06mlt	Rhododendron "Sir Robert Peel" (<i>Rhododendron arboreum</i>)(3)	160 Fitzherbert Street, Featherston (Lot 1 DP 50757)
T _{SF} 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)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SF} 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 _{SF} 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 _{SF} 08a	English oak (<i>Quercas robur</i>)	138A Fitzherbert Street Featherston (Lot 2 DP 45865)
T _{SF} 08b	English oak (<i>Quercas robur</i>)	138A Fitzherbert Street Featherston (Lot 2 DP 45865)
T _{SF} 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 _{SF} 10a	Kahikatea (<i>Dacrycarpus dacrydioides</i>)	60 Lyon Street, Featherston (Lot 1 DP 66586)
T _{SF} 10b	Kahikatea (<i>Dacrycarpus dacrydioides</i>)	60 Lyon Street, Featherston (Lot 1 DP 66586)
T _{SF} 10c	Kahikatea (<i>Dacrycarpus dacrydioides</i>)	60 Lyon Street, Featherston (Lot 1 DP 66586)
T _{SF} 10d	Kahikatea (<i>Dacrycarpus dacrydioides</i>)	60 Lyon Street, Featherston (Lot 1 DP 66586)
T _{SF} 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 _{SF} 10F	Totara (<i>Podocarpus totara</i>)	60 Lyon Street, Featherston (Lot 1 DP 66586)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SF} 10g	Totara (<i>Podocarpus totara</i>)	60 Lyon Street, Featherston (Lot 1 DP 66586)
T _{SF} 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 _{SF} 12mlt	Native numerous (Group)	78 Underhill Road/ 73-75 Johnston Street, Featherston Underhill Road Character Area, Featherston, (Lot 4 DP 474655)
T _{SF} 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 _{SF} 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 _{SF} 13a	Totara (<i>Podocarpus totara</i>)	79 Underhill Road, Featherston (Lot 14 DP 46642)
T _{SF} 13b	Kauri (<i>Agathis australis</i>)	79 Underhill Road, Featherston (Lot 14 DP 46642)
T _{SF} 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 _{SF} 13d	Matai (<i>Prumnopitys taxifolia</i>)	79 Underhill Road, Featherston (Lot 14 DP 46642)
T _{SF} 13e	Kauri (<i>Agathis australis</i>)	79 Underhill Road, Featherston (Lot 14 DP 46642)
T _{SF} 13f	Turepo milk tree (<i>Streblus heterophyllus</i>)	79 Underhill Road, Featherston (Lot 14 DP 46642)
T _{SF} 14	Totara (<i>Podocarpus totara</i>)	Trunk: 87 Underhill Road, Featherston (Lot 1 DP 394595) Dripline: 87A Underhill Road, Featherston (Lot 2 DP 394595)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SF} 15a	Totara (<i>Podocarpus totara</i>)	391 Underhill Road, Featherston (Lot 1 DP 80348)
T _{SF} 15b	Rimu (<i>Dacrydium cupressinum</i>)	391 Underhill Road, Featherston (Lot 1 DP 80348)
T _{SF} 15c	Black maire (<i>Nestegis cunninghamii</i>)	391 Underhill Road, Featherston (Lot 1 DP 80348)
T _{SF} 15d	Kahikatea (<i>Dacrycarpus dacrydioides</i>)	391 Underhill Road, Featherston (Lot 1 DP 80348)
T _{SF} 15e	Matai (<i>Prumnopitys taxifolia</i>)	391 Underhill Road, Featherston (Lot 1 DP 80348)
T _{SF} 15f	Totara (<i>Podocarpus totara</i>)	391 Underhill Road, Featherston (Lot 1 DP 80348)
T _{SF} 15g	Matai (<i>Prumnopitys taxifolia</i>)	391 Underhill Road, Featherston (Lot 1 DP 80348)
T _{SF} 15h	Matai (<i>Prumnopitys taxifolia</i>)	391 Underhill Road, Featherston (Lot 1 DP 80348)
T _{SF} 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 _{SF} 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 _{SF} 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)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SF} 18mlt	Native numerous (Group: all native vegetation that stands within the lot including Paratrophis banksii, Corynocarpus laevigatus, , Dacrycarpus dacrydioides, Podocarpus totara)	559-603 Western Lake Road, 'Pigeon Bush' (Privately-owned reserve), Featherston (Lot 2 DP 89479, Lot 2 DP 351055)
T _{SF} 19	Karaka (Corynocarpus laevigatus)	1280 Western Lake Road, Praire Holm, Featherston (Part Sec 80 Western Lake District)
T _{SF} 20	Matai (Prumnopitys taxifolia)	2196 Western Lake Road, Wairongomai, rural Featherston (Pt secs 46 47 BLK Xiii Wairarapa SD)
T _{SF} 21a	Giant sequoia (Sequoiadendron giganteum)	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T _{SF} 21b	Giant sequoia (Sequoiadendron giganteum)	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T _{SF} 21c	Coastal redwood (Sequoia sempervirens)	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T _{SF} 21d	Norfolk Island pine (Araucaria heterophylla)	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T _{SF} 21e	Norfolk Island pine (Araucaria heterophylla)	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T _{SF} 21f	Monterey pine (Pinus Radiata)	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 _{SF} 21g	Sweet chestnut (<i>Castanea sativa</i>)	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T _{SF} 21h	Maritime pine (<i>Pinus pinaster</i>)	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T _{SF} 21i	English elm (<i>Ulmus procera</i>)	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T _{SF} 21j	Bunya Bunya (<i>Araucaria bidwillii</i>)	2168 Western Lake Road, Wairongomai, rural Featherston (Part Sec 19 Western Lake District SO 10683)
T _{SF} 22	Tasmanian bluegum (<i>Eucalyptus globulus</i>)	70a Woodward Street, Featherston (Lot 2 DP 65386)
T _{SF} 23	Montpellier maple (<i>Acer monspessulanum</i>)	73 Johnston Street, Featherston Underhill Road Character Area, Featherston, (Lot 2 DP 474655)
T _{SF} 24	English oak (<i>Quercus robur</i>)	75 Johnston St, Featherston, Featherston Underhill Road Character Area, (Lot 3 DP 474655)
T _{SF} 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)
T _{SF} 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 _{SF} 25c	Turkey oak (<i>Quercus cerris</i>)	78 Underhill Road/ 73-75 Johnston Street, Featherston Underhill Road Character Area, Featherston, (Lot 1 DP 474655)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
Greytown		
T _{SG} 01a	Tree Photinia (Photinia serratifolia)	Trunk: Kuratawhiti Street Road Reserve, Greytown Dripline: 40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)
T _{SG} 01b	Common lime (Tilia x europaea)	Trunk: Kuratawhiti Street Road Reserve, Greytown Dripline: 40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)
T _{SG} 02	Kahikatea (Dacrycarpus dacrydioides)	Trunk: Wilkie Street Road Reserve, Greytown (adjacent to 60 Wilkie Street), Dripline: 60 Wilkie Street, Greytown (Lot 2 DP 85329)
T _{SG} 03mlta	English oak (Quercus robur) (18)	Trunk: Cotter Street Recreation Reserve - Woodside Road, Greytown Trails Trust, Greytown (Greytown Rail Trail Road Reserve)
T _{SG} 03mltb	English oak (Quercus robur) (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 _{SG} 04	English oak (Quercas robur)	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)
T _{SG} 05a	Common ash (Fraxinus excelsior)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05b	Common ash (Fraxinus excelsior)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 05c	Common ash (<i>Fraxinus excelsior</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05d	Common ash (<i>Fraxinus excelsior</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05e	Common ash (<i>Fraxinus excelsior</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05f	English oak (<i>Quercas robur</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05g	English oak (<i>Quercas robur</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05h	English oak (<i>Quercas robur</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05i	English oak (<i>Quercas robur</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05j	English oak (<i>Quercas robur</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05k	English oak (<i>Quercas robur</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05l	English oak (<i>Quercas robur</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05m	English oak (<i>Quercas robur</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 05n	English oak (<i>Quercas robur</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 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 _{SG} 05p	Horse chestnut (<i>Aesculus hippocastanum</i>)	Collier Reserve/ Park, 162 West Street, Greytown (Lot 3 DP 43420)
T _{SG} 06a	Common beech (<i>Fagus sylvatica</i>)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T _{SG} 06b	Common beech (<i>Fagus sylvatica</i>)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T _{SG} 06c	Common beech (<i>Fagus sylvatica</i>)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T _{SG} 06d	Common beech (<i>Fagus sylvatica</i>)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T _{SG} 06e	Common beech (<i>Fagus sylvatica</i>)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T _{SG} 06f	Common beech (<i>Fagus sylvatica</i>)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T _{SG} 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 _{SG} 06h	Common beech (<i>Fagus sylvatica</i>)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T _{SG} 06i	Common lime (<i>Tilia x europaea</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 _{SG} 06j	Sycamore (Acer pseudoplatanus)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T _{SG} 06mlta	Copper beech (Fagus sylvatica 'Purpurea') (5)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T _{SG} 06mltb	English elm (Ulmus procera) (Row of 55)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T _{SG} 06mltc	London plane (Platanus × acerifolia) (Row of 20)	Soldiers Memorial Park/ Reserve, 11-55 Kuratawhiti Street, Greytown (Part Sec 4 Greytown Small Farm Settlement)
T _{SG} 07	Horse chestnut (Aesculus hippocastanum)	Trunk: Jellicoe Street Road Reserve, Greytown (adjacent to 10 Jellicoe Street) Dripline: 10 Jellicoe Street, Greytown (Lot 3 DP 398828)
T _{SG} 08a	Maritime pine (Pinus pinaster)	Trunk: SH 2 Road Reserve (adjacent to 14 Bidwills Cutting Road, Greytown) Dripline: 14 Bidwills Cutting Road, Greytown (Lot 1 DP 419976)
T _{SG} 08b	Maritime pine (Pinus pinaster)	Trunk: SH 2 Road Reserve (adjacent to 2 Bidwills Cutting Road, Greytown) Dripline: 2 Bidwills Cutting Road (Lot 1 DP 52118)
T _{SG} 08c	Mexican cypress (Cupressus lusitanica)	Trunk: SH 2 Road Reserve (adjacent to Greytown Substation) Dripline: Greytown Substation (Lot 1 Deposited Plan 63604)
T _{SG} 08d	Monterey pine (Pinus Radiata)	Trunk: SH 2 Road Reserve (adjacent to 14 Bidwills Cutting Road, Greytown) Dripline: 14 Bidwills Cutting Road, Greytown (Lot 1 DP 419976)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 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 _{SG} 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)
T _{SG} 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 _{SG} 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 _{SG} 10	English oak (<i>Quercas robur</i>)	6 Westwood Ave, Greytown (Lot 2 DP 440464)
T _{SG} 11a	Kowhai (<i>Sophora microphylla</i>)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T _{SG} 11b	Kowhai (<i>Sophora microphylla</i>)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T _{SG} 11c	Pear (<i>Pyrus</i> sp. Perry)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T _{SG} 11mld	Totara (<i>Podocarpus totara</i>)(Group of 5)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T _{SG} 11e	Totara (<i>Podocarpus totara</i>)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T _{SG} 11f	Totara (<i>Podocarpus totara</i>)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 11g	Kahikatea (<i>Dacrycarpus dacrydioides</i>)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T _{SG} 11h	Titoki (<i>Alectryon excelsus</i>)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T _{SG} 11mlta	Titoki (<i>Alectryon excelsus</i>) (Group of 3)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T _{SG} 11mltb	Totara (<i>Podocarpus totara</i>)(Group of 4)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T _{SG} 11mltc	Totara (<i>Podocarpus totara</i>)(Group of 6)	60 Wilkie Street, Kahikatea Gardens, Greytown (Lot 2 DP 85329)
T _{SG} 12a	Horse chestnut (<i>Aesculus hippocastanum</i>)	40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)
T _{SG} 12b	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 _{SG} 12c	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 _{SG} 12d	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 _{SG} 12e	Common ash (<i>Fraxinus excelsior</i>)	Trunk: 40 Kuratawhiti Street, Greytown (Lot 1 DP 83851) Dripline: 42 Kuratawhiti Street, Greytown (Lot 2 DP 83851)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 12f	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 _{SG} 13	Totara (<i>Podocarpus totara</i>)	Trunk: 32 Humphries Street, Greytown (Lot 1 DP 21677) Dripline: 8 Awhina Drive, Greytown (Lot 1 DP 329641)
T _{SG} 14	Pear (<i>Pyrus</i> sp.)	89 No. 1 Line, Tauherenikau, Greytown (Lot 24 DP 991)
T _{SG} 15	English oak (<i>Quercus robur</i>)	188 Main Street Greytown (LOT 1 DP 342812)
T _{SG} 16	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 _{SG} 17	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 _{SG} 18	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 _{SG} 19mlta	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)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 19mltb	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 _{SG} 20a	Canary Island Palm (<i>Phoenix canariensis</i>)	193 East Street, Greytown (Lot 6 DP 461648)
T _{SG} 20b	Canary Island Palm (<i>Phoenix canariensis</i>)	193 East Street, Greytown (Lot 6 DP 461648)
T _{SG} 21	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 _{SG} 22a	Common lime (<i>Tilia x europaea</i>)	197 East Street, Old Hospital Grounds, Greytown (Lot 1 DP 461648)
T _{SG} 22b	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 _{SG} 23	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 _{SG} 24	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 _{SG} 25	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 _{SG} 26	Common ash (<i>Fraxinus excelsior</i>)	Trunk: 47 Kempton Street, Greytown (Lot 5 65594) Dripline: 45 Kempton Street, Greytown (Lot 4 65594)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 27	Common lime (<i>Tilia x europaea</i>)	42 Kuratawhiti Street, Greytown (Lot 2 DP 83851)
T _{SG} 29a	Totara (<i>Podocarpus totara</i>)	93 Kuratawhiti Street, Greytown (Lot 3 DP 501795)
T _{SG} 29b	Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	93 Kuratawhiti Street, Greytown (Lot 3 DP 501795)
T _{SG} 29c	Coastal redwood (<i>Sequoia sempervirens</i>)	93 Kuratawhiti Street, Greytown (Lot 3 DP 501795)
T _{SG} 29d	Mexican cypress (<i>Cupressus lusitanica</i>)	93 Kuratawhiti Street, Greytown (Lot 3 DP 501795)
T _{SG} 30a	Totara (<i>Podocarpus totara</i>)	174 Kuratawhiti Street, Greytown (Lot 1 DP 19959)
T _{SG} 30b	Totara (<i>Podocarpus totara</i>)	174 Kuratawhiti Street, Greytown (Lot 1 DP 19959)
T _{SG} 31	Totara (<i>Podocarpus totara</i>)	192 Kuratawhiti Street, Greytown (Lot 5 DP 91347)
T _{SG} 32a	Totara (<i>Podocarpus totara</i>)	209 Kuratawhiti Street, Greytown (Lot 1 DP 26094)
T _{SG} 32b	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 _{SG} 32c	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)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 33	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 _{SG} 34	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 _{SG} 35a	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 _{SG} 35b	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 _{SG} 36a	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 _{SG} 36b	Camperdown elm (<i>Ulmus glabra</i> 'Camperdownii')	48 – 50 Main Street, Arbor House, Greytown (Lot 1 DP 10779)
T _{SG} 37	Common walnut (<i>Juglans regia</i>)	74-78 Main Street, Greytown (Lot 1 DP 491776)
T _{SG} 38a	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)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 38b	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 _{SG} 39mlt	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 _{SG} 40mlt	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 _{SG} 41mlt	Canary Island palm (<i>Phoenix canariensis</i>) (Group of 3)	Stella Bull Park/ Reserve, 113-117 Main Street, Greytown (Lot 1 DP 118555)
T _{SG} 42a	Evergreen magnolia (<i>Magnolia grandiflora</i>)	129 Main Street, Greytown (Pt Sec 55 Tn of Greytown)
T _{SG} 42b	Camelia (<i>Camellia</i> sp.)	129 Main Street, Greytown (Pt Sec 55 Tn of Greytown)
T _{SG} 43mlt	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)
T _{SG} 43b	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)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 44	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 _{SG} 45	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 _{SG} 46	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 _{SG} 47a	Deodar cedar (<i>Cedrus deodara</i>)	9 Mole St (Part lot 12 Deeds 139)
T _{SG} 47b	Blue atlas cedar (<i>Cedrus atlantica</i> Glauca)	9 Mole St (Part lot 12 Deeds 139)
T _{SG} 47c	Plume Japanese cedar (<i>Cryptomeria japonica elegans</i>)	9 Mole St (Part lot 12 Deeds 139)
T _{SG} 48	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 _{SG} 49a	Tasmanian bluegum (<i>Eucalyptus globulus</i>)	191 No 1 Line, Lowlands, Tauherenikau, Greytown (Lot 2 DP 22068)
T _{SG} 49b	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 _{SG} 50a	Totara (<i>Podocarpus totara</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 50b	Large spindle bush (<i>Euonymus lucidus</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 50c	Matai (<i>Prumnopitys taxifolia</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 50d	Matai (<i>Prumnopitys taxifolia</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 50e	Matai (<i>Prumnopitys taxifolia</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 50f	Totara (<i>Podocarpus totara</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 50g	Totara (<i>Podocarpus totara</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 50h	Totara (<i>Podocarpus totara</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 50i	Totara (<i>Podocarpus totara</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 50j	Totara (<i>Podocarpus totara</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 50k	Totara (<i>Podocarpus totara</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 50l	Totara (<i>Podocarpus totara</i>)	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 50mlt	Native numerous (Group: Totara - Podocarpus totara (40), Matai (Prumnopitys taxifolia) (4), understory mature Titoki (Alectryon excelsus) and a white maire (Nestegis lanceolata))	Orchard Road Private Reserve/ Park, 20 Orchard Road, Greytown (Lot 2 DP 480553)
T _{SG} 51a	Totara (Podocarpus totara)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51b	Matai (Prumnopitys taxifolia)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51c	Common lime (Tilia x europaea)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51d	Common lime (Tilia x europaea)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51e	Common lime (Tilia x europaea)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51f	English oak (Quercas robur)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51g	English oak (Quercas robur)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51h	London plane (Platanus x acerifolia)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51i	London plane (Platanus x acerifolia)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51j	Japanese maple (Acer palmatum 'Purpureum')	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51k	Horse chestnut (Aesculus hippocastanum)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 51l	Hiba (<i>Thujopsis dolabrata</i>)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51m	Kahikatea (<i>Dacrycarpus dacrydioides</i>)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 51n	Totara (<i>Podocarpus totara</i>)	1498 SH 2, Tauherenikau Racecourse, rural Greytown (Lot 3 DP 346532)
T _{SG} 52	Totara (<i>Podocarpus totara</i>)/ Kahikatea (<i>Dacrycarpus dacrydioides</i>)	2466 SH 2, Greytown (Lot 3 DP 391939)
T _{SG} 53	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)
T _{SG} 54a	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 _{SG} 54b	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 _{SG} 54c	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 _{SG} 55	English oak (<i>Quercus robur</i>)	Dripline: 86 West Street, Greytown (Lot 1 DP 17731) Trunk: West Street Road Reserve, Greytown (adjacent to 86)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 56	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 _{SG} 57	Irish yew (<i>Taxus baccat' fastigiata</i>)	Trunk: 106 West Street, Greytown (Lot 2 DP 70079) Dripline: 108 West Street, Greytown (Lot 1 DP 70079)
T _{SG} 58a	Copper beech (<i>Fagus sylvatica 'Purpurea'</i>)	Trunk: 134 West Street, Greytown (Lot 21 DP 16344) Dripline: 132 West Street, Greytown (Lot 2 DP 68967)
T _{SG} 58b	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 _{SG} 60a	English oak (<i>Quercas robur</i>)	35 Wood Street, Greytown (Lot 9 Deeds 310)
T _{SG} 60b	Rhododendron (<i>Rhododendron</i> sp.)	35 Wood Street, Greytown (Lot 9 Deeds 310)
T _{SG} 60c	Rhododendron (<i>Rhododendron</i> sp.)	35 Wood Street, Greytown (Lot 9 Deeds 310)
T _{SG} 60d	Rhododendron (<i>Rhododendron</i> sp.)	35 Wood Street, Greytown (Lot 9 Deeds 310)
T _{SG} 60e	Kauri (<i>Agathis australis</i>)	35 Wood Street, Greytown (Lot 9 Deeds 310)
T _{SG} 61	Coastal redwood (<i>Sequoia sempervirens</i>)	47-49 Wood Street Greytown (Lot 1 DP 303922)
T _{SG} 62	Liquidambar (<i>Liquidamber styraciflua</i>)	Dripline: 54 Wood Street, Greytown (Lot 1 DP 534102) Trunk: Wood Street Road Reserve, Greytown (adjacent to 54 Wood Street) Dripline: 52 Wood Street, Greytown (Lot 2 DP 32333)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 63	Ribbonwood (<i>Plagianthus regius</i>)	209 Wood Street, Greytown (Lot 1 DP 440966)
T _{SG} 64a	Flowering cherry (<i>Prunus</i> sp.)	121 Kuratawhiti Street, Greytown (Lot 1 DP 76910)
T _{SG} 64b	Evergreen magnolia (<i>Magnolia grandiflora</i>)	121 Kuratawhiti Street, Greytown (Lot 1 DP 76910)
T _{SG} 64c	Ginkgo (<i>Ginkgo biloba</i>)	121 Kuratawhiti Street, Greytown (Lot 1 DP 76910)
T _{SG} 65a	Matai (<i>Prumnopitys taxifolia</i>)	188 Underhill Road, Greytown (Lot 6 DP 91071)
T _{SG} 65b	Totara (<i>Podocarpus totara</i>)	188 Underhill Road, Greytown (Lot 6 DP 91071)
T _{SG} 66a	Totara (<i>Podocarpus totara</i>)	156 Underhill Road, Greytown (Lot 9 DP 91071)
T _{SG} 66mlt	Totara (<i>Podocarpus totara</i>) (2)	156 Underhill Road, Greytown (Lot 9 DP 91071)
T _{SG} 66c	Douglas fir (<i>Pseudotsuga menziesii</i>)	156 Underhill Road, Greytown (Lot 9 DP 91071)
T _{SG} 66d	Giant sequoia (<i>Sequoiadendron giganteum</i>)	156 Underhill Road, Greytown (Lot 9 DP 91071)
T _{SG} 67mlt	Totara (<i>Podocarpus totara</i>) (2)	24 Moroa Road, Tauherenikau Greytown (Section 7 Moroa District)
T _{SG} 67b	Kahikatea (<i>Dacrycarpus dacrydioides</i>)	24 Moroa Road, Tauherenikau Greytown (Section 5 Moroa District)
T _{SG} 68	Oriental plane tree (<i>Platanus orientalis</i>)	56 Pa Road, Greytown (Lot 1 DP 90886)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SG} 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 _{SG} 70	Deodar cedar (<i>Cedrus deodara</i>)	18 Mole Street, Greytown (Lot 1 DP 89116)
T _{SG} 71a	English oak (<i>Quercas robur</i>)	42 Moroa Road, Tauherenikau Greytown (Lot 1 DP 25852)
T _{SG} 71b	Messmate (<i>Eucalyptus obliqua</i>)	42 Moroa Road, Tauherenikau Greytown (Lot 1 DP 25852)
Martinborough		
T _{SM} 01a	Chinese Windmill Palm (<i>Trachycarpus fortunei</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01b	Silky oak (<i>Grevillea robusta</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01c	Tasmanian yellow gum (<i>Eucalyptus leucoxylon Rosea</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01d	English elm (<i>Ulmus procera</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01e	English elm (<i>Ulmus procera</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01f	English elm (<i>Ulmus procera</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01g	English elm (<i>Ulmus procera</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SM} 01h	English elm (<i>Ulmus procera</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01i	English elm (<i>Ulmus procera</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01j	English oak (<i>Quercas robur</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01k	English oak (<i>Quercas robur</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01l	English oak (<i>Quercas robur</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01m	English oak (<i>Quercas robur</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01n	English oak (<i>Quercas robur</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01o	Holm oak (<i>Quercus ilex</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01p	Holm oak (<i>Quercus ilex</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01q	Medlar (<i>Mespilus germanica</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01r	Peruvian peppercorn tree (<i>Schinus molle</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01s	Red flowering gum (<i>Eucalyptus ficifolia</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01t	Red ironbark (<i>Eucalyptus sideroxylon</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01u	Red oak (<i>Quercus rubra</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SM} 01v	Red oak (<i>Quercus rubra</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01x	Red oak (<i>Quercus rubra</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 01y	Red oak (<i>Quercus rubra</i>)	Memorial Square/ Park, Martinborough (Closed Road Survey Office Plan 17366)
T _{SM} 02	Kahikatea (<i>Dacrycarpus dacrydioides</i>)	73 Diversion Road, Martinborough (Pt Lot 2 DP 6881 Sec 33 Pt Sec 92 Moroa)
T _{SM} 03a	English oak (<i>Quercus robur</i>)	Centennial Park/ Reserve, Martinborough (Pt Lot 655 DP 249)
T _{SM} 03b	Golden elm 'Lutescens' (<i>Ulmus glabra</i>)	Centennial Park/ Reserve, Martinborough (Pt Lot 655 DP 249)
T _{SM} 03c	Golden totara 'Aurea' (<i>Podocarpus totara</i>)	Centennial Park/ Reserve, Martinborough (Pt Lot 655 DP 249)
T _{SM} 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 _{SM} 04a	Golden elm 'Lutescens' (<i>Ulmus glabra</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 662 DP 249)
T _{SM} 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 _{SM} 05a	Claret Ash (<i>Fraxinus angustifolia</i> subsp. <i>oxycarpa</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05b	Tree of heaven (<i>Ailanthus altissima</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 _{SM} 05c	Pin oak (<i>Quercus palustris</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05d	English oak (<i>Quercas robur</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05e	Northern pin Oak (<i>Quercus ellipsoidalis</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05f	English oak (<i>Quercas robur</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05g	Northern pin Oak (<i>Quercus ellipsoidalis</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05h	Northern pin Oak (<i>Quercus ellipsoidalis</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05i	English oak (<i>Quercas robur</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05j	English oak (<i>Quercas robur</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05k	Northern pin Oak (<i>Quercus ellipsoidalis</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05l	Northern pin Oak (<i>Quercus ellipsoidalis</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05m	English oak (<i>Quercas robur</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 05n	Turkey oak (<i>Quercus cerris</i>)	1 - 13 Vintners Lane, Martinborough Holiday Park, Martinborough (Lot 1 DP 4545)
T _{SM} 06a	Large-leaved lime (<i>Tilia platyphyllos</i>)	14-16 Dublin Street, Martinborough School, Martinborough (Pt Lot 67 and 68 Deeds Plan 24)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SM} 06b	Pin oak (<i>Quercus palustris</i>)	14-16 Dublin Street, Martinborough School, Martinborough (Pt Lot 67 and 68 Deeds Plan 24)
T _{SM} 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 _{SM} 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 _{SM} 08	Honey locust (<i>Gleditsia</i> ‘Sunburst’)	113-129 Dublin Street, Martinborough (Lot 1 DP81880)
T _{SM} 09	Eucalyptus (<i>Eucalyptus</i> sp.)	236 Haurangi Road, Patuna Farm, Martinborough (Lot 1 DP 395437)
T _{SM} 10a	Grey gum (<i>Eucalyptus punctata</i>)	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)
T _{SM} 10b	Canary Island Palm (<i>Phoenix canariensis</i>)	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)
T _{SM} 10c	Canary Island Palm (<i>Phoenix canariensis</i>)	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)
T _{SM} 10d	Canary Island Palm (<i>Phoenix canariensis</i>)	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)
T _{SM} 10e	Eucalyptus (<i>Eucalyptus</i> sp.)	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)
T _{SM} 10f	Eucalyptus (<i>Eucalyptus</i> sp.)	35 Huangarua Road, Te Rehua, Martinborough (Lot 5 Deposited Plan 2891)
T _{SM} 11a	Holm oak (<i>Quercus ilex</i>)	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SM} 11b	Silver fir (<i>Abies alba</i>)	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T _{SM} 11c	Atlantic cedar (<i>Cedrus atlantica</i>)	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T _{SM} 11d	English elm (<i>Ulmus procera</i>)	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T _{SM} 11e	Ponderosa pine (<i>Pinus ponderosa</i>)	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T _{SM} 11f	Coastal Redwood (<i>Sequoia sempervirens</i>)	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T _{SM} 11g	Coastal Redwood (<i>Sequoia sempervirens</i>)	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T _{SM} 11h	English oak (<i>Quercas robur</i>)	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T _{SM} 11i	Black pine (<i>Pinus nigra</i>)	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T _{SM} 11j	Bunya Bunya (<i>Araucaria bidwillii</i>)	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T _{SM} 11k	Bunya Bunya (<i>Araucaria bidwillii</i>)	693A Kahutara Rd, Pihautea, Martinborough Lot 1 DP 423276
T _{SM} 12a	Himalayan cypress (<i>Cupressus torulosa</i>)	808 Kahutara Road, Rototawai, Martinborough (Pt Lot 1 DP 14477)
T _{SM} 12b	Coastal redwood (<i>Sequoia sempervirens</i>)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12c	Common lime (<i>Tilia x europaea</i>)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12d	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 _{SM} 12e	English oak (Quercas robur)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12f	English oak (Quercas robur)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12g	Holm oak (Quercus ilex)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12h	Deodar cedar (Cedrus deodara)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12i	Turkey oak (Quercus cerris)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12j	Deodar cedar (Cedrus deodara)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12k	Common ash (Fraxinus excelsior)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12l	Turkey oak (Quercus cerris)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12m	Deodar cedar (Cedrus deodara)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12n	Holm oak (Quercus ilex)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12o	Dutch elm (Ulmus hollandica)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12p	Yew (Taxus baccata)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12q	Cedar of Lebanon (Cedrus libani)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12r	Yew (Taxus baccata)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SM} 12s	Yew (<i>Taxus baccata</i>)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12t	Yew (<i>Taxus baccata</i>)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12u	Turkey oak (<i>Quercus cerris</i>)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12v	Common walnut (<i>Juglans regia</i>)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12w	Turkey oak (<i>Quercus cerris</i>)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12x	Wych elm (<i>Ulmus glabra</i>)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 12y	English oak (<i>Quercus robur</i>)	808 Kahutara Road, Rototawai, Martinborough (Part Lot 1 DP 14477)
T _{SM} 13a	Giant sequoia (<i>Sequoiadendron giganteum</i>)	1027a Kahutara Road, Otahuna, Martinborough (Lot 2 DP 91007)
T _{SM} 13b	English oak (<i>Quercus robur</i>)	1027a Kahutara Road, Otahuna, Martinborough (Lot 2 DP 91007)
T _{SM} 13c	Canary Island Palm (<i>Phoenix canariensis</i>)	1027a Kahutara Road, Otahuna, Martinborough (Lot 2 DP 91007)
T _{SM} 13d	Canary Island Palm (<i>Phoenix canariensis</i>)	1027a Kahutara Road, Otahuna, Martinborough (Lot 2 DP 91007)
T _{SM} 13e	Mountain ash (<i>Eucalyptus regnans</i>)	1027a Kahutara Road, Otahuna, Martinborough (Lot 2 DP 91007)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SM} 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 _{SM} 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 _{SM} 16	Camden woollybutt (<i>Eucalyptus macarthurii</i>)	47-57 Princess Street, Martinborough Vineyard, Martinborough (Lot 2 DP 82458) on New York Street West frontage
T _{SM} 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 _{SM} 18	Matai (<i>Prumnopitys taxifolia</i>)	115 Ruakokoputuna Road, Martinborough (Lot 6 DP 523930)
T _{SM} 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 _{SM} 21	Totara (<i>Podocarpus totara</i>)	950A White Rock Road, Martinborough (Lot 1 DP 82444)
T _{SM} 22	English oak (<i>Quercus robur</i>)	29 Broadway Street, Martinborough (Lot 1 DP 426707)
T _{SM} 23	Common walnut (<i>Juglans regia</i>)	18 Weld Street, Martinborough (Lot 1 DP 434612)
T _{SM} 24	Karaka (<i>Corynocarpus laevigatus</i>)	54 Jellicoe Street, Martinborough (Lot 552 DP 248)

Reference number	Tree Record (Common name, botanical name)	Location and Legal Description
T _{SM} 25	Matai (<i>Prumnopitys taxifolia</i>)	936 Haurangi Road, Patuna Farm, Martinborough (Lot 2 DP 395437)

SCHEDULE 4 – Sites and Areas of Significance to Māori

Note: The Draft District Plan carries over the existing schedule of Sites and Areas of Significance to Māori from the Operative District Plan. The Councils are working with iwi to identify sites and areas of significance to Māori. The outcome of this identification process will be considered during the next phase in preparing the Proposed District Plan.

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 Muturangi	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

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
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
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

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
TWm25	Peace monument	Dixon Street, Masterton	Monument
TWm26	Te Ana o Mairirikapua	Blackrock Road, Masterton	Cave
TWm27	Hakakino	Hakakino Road, Wainuioru	Pā
TWm28	Rangiwhakaoma	Castlepoint Reef	Reef
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)

Sites and Areas of Significance to Māori Number	Description	Location and Legal Description (where known)	Type
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).	

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
SNc010	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
<i>Wairarapa Plains</i>		
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
<i>Eastern Wairarapa</i>		
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
<i>Wairarapa Plains</i>		
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	Waiekekino 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
<i>Wairarapa Plains</i>		
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
<i>Eastern Wairarapa</i>		
RAP 37	Mt Adams-Pahaoa River	Indigenous Forest Remnant
RAP 43	Mākara River Bush Remnants	Indigenous Forest Remnant, Wetland

RAP Number	RAP Name	Habitat type
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
ONFL1	Remutaka and Tararua Forest Parks
ONFL2	Pukaha Mt Bruce
ONFL3	Tinui Taipos
ONFL4	Hidden Lakes
ONFL5	Castlepoint Reef & Scenic Reserve
ONFL6	Uruti Point & Dune Complex

Carterton District

ONFL Number	Description
ONFL1	Remutaka and Tararua Forest Parks
ONFL7	Taipo Minor /Rocky Hills Sanctuary

South Wairarapa District

ONFL Number	Description
ONFL1	Remutaka and Tararua Forest Parks
ONFL8	Wairarapa Moana
ONFL9	Nga Waka o Kupe Hills
ONFL10	Glendhu Rocks/ Pahaoa Estuary
ONFL11	Lake Pounui
ONFL12	Aorangi (Haurangi) Forest Park

ONFL Number	Description
ONFL13	Pūtangirua Pinnacles
ONFL14	Ruakokoputuna Chasm
ONFL15	White Rock
ONFL16	Cape Palliser

SCHEDULE 8 – Special Amenity Landscapes

Masterton District

SAL Number	Description
SAL1	Wairarapa Coastline
SAL2	Te Rangitumau
SAL3	Mangapakeha Taipo
SAL4	Te Maipa Taipo

Carterton District

SAL Number	Description
SAL1	Wairarapa Coastline
SAL5	Gladstone Cliffs
SAL6	Maungaraki Main Ridge
SAL7	Maungaraki Low Ridge

South Wairarapa District

SAL Number	Description
SAL1	Wairarapa Coastline

SCHEDULE 9 – Outstanding Natural Character

South Wairarapa District

ONC Number	Description
ONC1	Ngapotiki/Cape Palliser
ONC2	Mukamuka Coast

SCHEDULE 10 – Very High and High Natural Character

Masterton District

HNC Number	Description
HNC1	Castle Rock
HNC2	Castle Rock Reef
HNC3	Castle Rock South
HNC4	Waimimi Shoreline
HNC5	Riverside Dunes
HNC6	Uruti Point
HNC7	Kaiwhata Shoreline

Carterton District

HNC Number	Description
HNC7	Kaiwhata Shoreline
HNC8	Honeycomb Shoreline
HNC9	Waiuru Stream Shoreline and Coastal Cliffs

South Wairarapa District

HNC Number	Description
HNC9	Waiuru Stream Shoreline and Coastal Cliffs
HNC10	Pahaoa River Shoreline
HNC11	Devils Creek Coastal Cliffs
HNC12	Manurewa Point Hill

HNC Number	Description
HNC13	Manurewa Point Shoreline
HNC14	Tora Bush
HNC15	Awhea Coastal Cliffs
HNC16	Awhea Shoreline
HNC17	Te Kaukau Point
HNC18	White Rock Beach
HNC19	Ngapotiki
HNC20	Cape Palliser
HNC21	Te Humenga Point
HNC22	Whangaimoana Beach
HNC23	Ōnoke Wetlands
HNC24	Ōnoke Spit
HNC25	Ocean Beach
HNC26	Wharekauhau Stream and Scarp
HNC27	Mukamuka Cliffs

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	✓		✓		
SW5	Whareama 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	✓	✓	✓	✓	✓
SW8	Wauhora Stream	✓				
SW9	Kōpuaranga River				✓	
SW10	Taueru River				✓	
SW11	Hapua Korari (Lost Lake)				✓	
SW12	Henley Lake			✓	✓	
SW13	Makakaweka Stream				✓	
SW14	Mākoura Stream				✓	
SW15	Mangaakuta				✓	
SW16	Mangawhero Stream				✓	
SW17	Maurioho Stream				✓	
SW18	Motuwaireka Stream	✓			✓	
SW19	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
SW20	Whakataki River	✓				
SW21	Kaimokopuna Stream	✓				
SW22	Unnamed River draining to the coast between E2784666 N6038022 and E2784952 N6039543	✓				
SW23	Okau Stream	✓				
SW24	Castlepoint Stream	✓				
SW25	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	✓	✓	✓	✓	✓
SW26	Waiōhine River	✓	✓	✓	✓	✓
SW27	Waingawa Wetland	✓		✓		
SW28	Mangatarere River				✓	
SW29	Kourarau Stream				✓	
SW30	Te Para Stream	✓			✓	
SW31	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	✓	✓	✓	✓	✓
SW26	Waiōhine River	✓	✓	✓	✓	✓
SW32	Lake Wairarapa and any waterbody in the Lake Wairarapa Wetlands	✓	✓	✓	✓	
SW33	Tauherenika u River	✓	✓	✓	✓	✓
SW34	Raukokoputuna River	✓	✓	✓		✓
SW35	Tūranganui River	✓	✓			
SW36	Huangaia River	✓	✓	✓	✓	✓
SW37	Pahaoa River	✓	✓	✓		
SW38	Awhea River	✓	✓			
SW39	Opouawa River	✓	✓			
SW40	Ōterei 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
SW41	Whangaehu River	✓	✓		✓	
SW42	Makotukutuku Stream locally known as Washpool Stream	✓	✓	✓		
SW43	Pararaki Stream	✓	✓	✓		
SW44	Otakaha Stream	✓	✓	✓		
SW45	Whawanui River	✓	✓	✓		
SW46	Cape River	✓	✓	✓		
SW47	The Stream in the Waihora Valley	✓	✓	✓		
SW48	Tauanui River	✓	✓	✓	✓	✓
SW49	Owhanga Stream	✓	✓	✓		
SW50	Cross Creek	✓	✓	✓		
SW51	Bocketts Stream	✓	✓	✓		
SW52	Waiorongamai 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
SW53	Battery Stream	✓	✓	✓		
SW54	Warepapa River	✓	✓	✓		
SW55	Mukamuka Stream	✓	✓	✓		
SW56	Pāpāwai Stream	✓	✓	✓		
SW57	Lake Ōnoke	✓	✓	✓	✓	
SW58	Parangarahu Lakes (Kohangatera , Kohangapiripiri including catchments)				✓	
SW59	Wharepapa River	✓				
SW60	Pounui Stream and Lake Pounui	✓				
SW61	Wairongomai River (tributary of Lake Wairarapa)	✓				
SW62	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)					
SW63	Unnamed tributaries of Lake Wairapaa between E2692884 N5996151 and E2694063 N5996975	✓				
SW64	Broockets Stream (tributary of Lake Wairarapa	✓				
SW65	Prince Stream	✓				
SW66	Rivers flowing to the coast between the Huariki Stream and the Rerewhakaai tu River	✓				
SW67	Pararaki Stream	✓				
SW68	Waitetuna 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
SW69	Devils Creek	✓				
SW70	Mangatoetoe Stream	✓				
SW71	Ruakokopau na Creek	✓				
SW72	Pūtangirua Stream	✓				
SW73	Waiuru Stream	✓				
SW74	Waihingaia Stream	✓				
SW75	Abbots Creek	✓				