

Attachment 3: Objectives and Policies

National Policy Statement for Renewable Electricity Generation 2011

Objectives	Assessment
<p>To recognise the national significance of renewable electricity generation activities by providing for the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities, such that the proportion of New Zealand's electricity generated from renewable energy sources increases to a level that meets or exceeds the New Zealand Government's national target for renewable electricity generation.</p>	<p>This proposal will contribute to renewable electricity generation in New Zealand and help to achieve the national target for renewable electricity generation.</p>
Policies	Assessment
<p>POLICY A Decision-makers shall recognise and provide for the national significance of renewable electricity generation activities, including the national, regional and local benefits relevant to renewable electricity generation activities. These benefits include, but are not limited to:</p> <ul style="list-style-type: none"> a) maintaining or increasing electricity generation capacity while avoiding, reducing or displacing greenhouse gas emissions; b) maintaining or increasing security of electricity supply at local, regional and national levels by diversifying the type and/or location of electricity generation; c) using renewable natural resources rather than finite resources; d) the reversibility of the adverse effects on the environment of some renewable electricity generation technologies; e) avoiding reliance on imported fuels for the purposes of generating electricity. 	<ul style="list-style-type: none"> a) The proposed activity will increase electricity generation, while contributing to the avoidance and reduction of greenhouse gas emissions. b) The applicant states that electricity generated will reduce pressure on the National Grid and provide renewable electricity to meet the demands of the South Wairarapa District. Currently no solar farms in the South Wairarapa District. c) The proposal is using solar power, a renewable natural resource. d) No leaching of contaminants is anticipated for the 35 year warranted lifespan of the solar panels or during the removal of the panels. The assessment by Hanmore Land Management dated 20th July 2023 confirms the proposal will not adversely impact the productive potential of the sites soil and may benefit soil structure. No works are proposed within the immediate vicinity of the substation which is an activity identified on the HAIL list. e) Imported fuels will not be relied on to generate electricity as part of this proposal.
<p>POLICY B Decision-makers shall have particular regard to the following matters:</p> <ul style="list-style-type: none"> a) maintenance of the generation output of existing renewable electricity generation activities can require protection of the assets, operational capacity and continued availability of the renewable energy resource; and b) even minor reductions in the generation output of existing renewable electricity generation activities can cumulatively have significant adverse effects on national, regional and local renewable electricity generation output; and c) meeting or exceeding the New Zealand Government's national target for the generation of electricity from renewable resources will require the significant development of renewable electricity generation activities. 	<ul style="list-style-type: none"> a) The proposal does not relate to an existing renewable electricity generation activity. b) The proposal does not relate to an existing renewable electricity generation activity. c) Development of the proposed solar farm will contribute to meeting the national target of electricity generation from renewable resources.
<p>POLICY C1 Decision-makers shall have particular regard to the</p>	<ul style="list-style-type: none"> a) The proposed site is located in an area where the sun is available – flat topography, high sunshine

<p>following matters:</p> <p>a) the need to locate the renewable electricity generation activity where the renewable energy resource is available;</p> <p>b) logistical or technical practicalities associated with developing, upgrading, operating or maintaining the renewable electricity generation activity;</p> <p>c) the location of existing structures and infrastructure including, but not limited to, roads, navigation and telecommunication structures and facilities, the distribution network and the national grid in relation to the renewable electricity generation activity, and the need to connect renewable electricity generation activity to the national grid;</p> <p>d) designing measures which allow operational requirements to complement and provide for mitigation opportunities; and</p> <p>e) adaptive management measures.</p>	<p>hours.</p> <p>b) The logistical and technical practicalities of developing, operating and maintaining the solar farm are set out in sections 3.2, 3.3 and 3.7 of the AEE. In summary, the farm will be constructed over a 6-9 month period with 3 truck movements per day during that period. Access to the site will be via existing vehicle crossings. Monitoring of the solar farm operation will be done remotely. Minimal maintenance of the solar farm is required with general maintenance of tracking tables, solar panels and inverter connections required throughout the operational life of the solar farm. The panels will be cleaned with water annually. The land under the solar panels will be grazed or cropped to maintain grass.</p> <p>c) The proposed site has access from Moroa Road, Bidwills-Cutting Road, and is in close proximity to SH2. Transpower's National Grid transmission line traverses the southern portion of the site and the Greytown Substation is located adjacent to the eastern boundary.</p> <p>d) Consent conditions are recommended to assist in minimising any potential noise effects from the operation of the solar farm such that any potential adverse noise effects will be within the permitted activity standard requirements. Shelter belt planting is proposed around the subject sites to minimise visual effects from the change of land use.</p> <p>e) No adaptive management measures provided in the application.</p>
<p>POLICY C2 When considering any residual environmental effects of renewable electricity generation activities that cannot be avoided, remedied or mitigated, decision-makers shall have regard to offsetting measures or environmental compensation including measures or compensation which benefit the local environment and community affected.</p>	<p>Potential residual adverse rural character and visual amenity will be low – moderate following initial construction, and will reduce to low after 5 years when the proposed shelter belt planting is established.</p> <p>With regards to potential residual noise effects, these will be adequately mitigated through the implementation of the recommended consent conditions.</p> <p>There will be minimal residual adverse effects as a result of construction traffic given effects will be temporary and all parking and manoeuvring will be undertaken on site.</p> <p>It is noted that the proposed switchyard is a registered HAIL activity. The applicant has not provided any information around the management of the HAIL activity or any potential associated contaminants.</p>

<p>POLICY D Decision-makers shall, to the extent reasonably possible, manage activities to avoid reverse sensitivity effects on consented and on existing renewable electricity generation activities.</p>	<p>This proposal will not result in reverse sensitivity effects on consented or existing renewable electricity generation activities.</p>
<p>POLICY E1 Regional policy statements and regional and district plans shall include objectives, policies and methods (including rules within plans) to provide for the development, operation, maintenance, and upgrading of new and existing renewable electricity generation activities using solar, biomass, tidal, wave and ocean current energy resources to the extent applicable to the region or district.</p>	<p>The Greater Wellington Regional Policy Statement, the Natural Resources Plan, and the Wairarapa Combined District Plan objectives and policies have been assessed below.</p>
<p>POLICY E2 Regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for the development, operation, maintenance, and upgrading of new and existing hydro-electricity generation activities to the extent applicable to the region or district.</p>	<p>The Greater Wellington Regional Policy Statement, the Natural Resources Plan, and the Wairarapa Combined District Plan objectives and policies have been assessed below.</p>
<p>POLICY E3 Regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for the development, operation, maintenance and upgrading of new and existing wind energy generation activities to the extent applicable to the region or district.</p>	<p>The Greater Wellington Regional Policy Statement, the Natural Resources Plan, and the Wairarapa Combined District Plan objectives and policies have been assessed below.</p>
<p>POLICY E4 Regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for the development, operation, maintenance, and upgrading of new and existing electricity generation activities using geothermal resources to the extent applicable to the region or district.</p>	<p>The Greater Wellington Regional Policy Statement, the Natural Resources Plan, and the Wairarapa Combined District Plan objectives and policies have been assessed below.</p>
<p>POLICY F As part of giving effect to Policies E1 to E4, regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for the development, operation, maintenance and upgrading of small and community-scale distributed renewable electricity generation from any renewable energy source to the extent applicable to the region or district.</p>	<p>The Greater Wellington Regional Policy Statement, the Natural Resources Plan, and the Wairarapa Combined District Plan objectives and policies have been assessed below.</p>
<p>POLICY G Regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for activities associated with the investigation, identification and assessment of potential sites and</p>	<p>The Greater Wellington Regional Policy Statement, the Natural Resources Plan, and the Wairarapa Combined District Plan objectives and policies have been assessed below.</p>

<p>energy sources for renewable electricity generation by existing and prospective generators.</p>	
<p>POLICY H1 Unless already provided for within the relevant regional policy statement or proposed regional policy statement, regional councils shall give effect to Policies A, B, C, D, E, F and G by notifying using Schedule 1 of the Act, a change or variation (whichever applies) within 24 months of the date on which this national policy statement takes effect.</p>	<p>The Greater Wellington Regional Policy Statement and the Natural Resources Plan objectives and policies have been assessed below.</p>
<p>POLICY H2 Unless already provided for within the relevant regional or district plans or proposed plans, plan changes or variations, local authorities shall give effect to Policies A, B, C, D, E, F and G by notifying using Schedule 1 of the Act, a change or variation (whichever applies) within the following timeframes: a) where the relevant regional policy statement or proposed regional policy statement already provides for the Policies, 24 months of the date on which this national policy statement takes effect; or b) where a change or variation to the regional policy statement or proposed regional policy statement is required by Policy H1, 12 months of the date on which the change or variation becomes operative.</p>	<p>The Wairarapa Combined District Plan objectives and policies have been assessed below.</p>

National Policy Statement for Highly Productive Land 2022

Objectives	Assessment
Highly productive land is protected for use in land-based primary production, both now and for future generations.	<p>The proposed site is predominantly identified as LUC Class 4 Soil. However, a small area of LUC Class 2 Soil is present in the approximate location of the proposed switchyard. That small area of LUC 2 land connects to a larger area of LUC 2 soil that expands to the west and south.</p> <p>The proposed development of the LUC 2 soil for use as a switchyard would remove the use of that land for land-based primary production now and for the future. The applicant has not provided any assessment. However, given the relatively small area of the land and that the adjoining LUC 2 soil contains residential development (to the south) and the substation (to the west), it is likely that the productive capacity of the subject LUC 2 land is already significantly compromised such that may not be of high productive potential.</p>
Policies	Assessment
<p>Policy 1: Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.</p> <p>Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.</p>	<p>The proposal includes the development of a small area of LUC 2 classed soil from pasture to a switchyard. This would remove the use of that land for land-based primary production now and for the future. The applicant has not provided any assessment but as described above, it is likely that the productive capability of the subject area of LUC 2 class soil is already significantly compromised due to fragmentation from existing development and the presence of existing residential development.</p>
Policy 3: Highly productive land is mapped and included in regional policy statements and district plans.	Highly Productive Land is not mapped in the regional policy statement or district plan.
Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.	The proposal includes the development of a small area of LUC 2 classed soil from pasture to a switchyard. However, it is noted that the productive capability of the LUC 2 land may already be significantly compromised for the reasons stated above.
Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.	The proposal does not involve urban rezoning of the LUC 2 land.
Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.	The proposal does not involve rural lifestyle activities on the LUC 2 land.
Policy 7: The subdivision of highly productive land is avoided, except as provided in this National	The proposal does not involve subdivision of the LUC 2 land.

Policy Statement.	
Policy 8: Highly productive land is protected from inappropriate use and development.	Paragraphs 15.24 – 15.29 of the s87F report evaluates in detail the application of Policy 8 to this proposal. In summary, the solar farm meets the definition of 'specified infrastructure' and although Policy 8 does not provide for construction of specified infrastructure as "appropriate", the proposed construction of the solar farm on the LUC 2 land is deemed to be appropriate in this instance given the highly compromised nature of the subject LUC 2 land.
Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.	Subject to the implementation of the proposed shelter belt planting, it is considered that generally the proposed solar farm is compatible with land-based primary production activities and will not generate reverse sensitivity effects.

National Policy Statement for Freshwater Management 2020

Objectives	Assessment
<p>The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:</p> <p>(a) first, the health and well-being of water bodies and freshwater ecosystems</p> <p>(b) second, the health needs of people (such as drinking water)</p> <p>(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.</p>	<p>There are no rivers on site and no wetlands within 100m of the subject site. The applicant has stated that the proposal does not involve any discharges as stormwater run-off from the solar panels will enter the land via soakage much as it would if the panels were not present. Works to construct crossings over water races will be managed through the Moroa Water Race Bylaw 2007. It is noted that several submitters raised concerns for the health of water, groundwater, and an aquifer they believe is under the property and particularly with regards to potential contaminated run-off from the solar panels.</p> <p>As set out in the s87F report, the applicant has advised that there will be no leachate from the solar panels which are design to withstand all weather and have a warranty of 35 years.</p> <p>No information has been provided regarding potential adverse effects as a result of the construction and operation of the switchyard which is an activity identified on the HAIL list.</p>
Policies	Assessment
<p>Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.</p>	<p>The application has not provided any assessment in regards to Te Mana o te Wai. There are no works to rivers or natural inland wetlands proposed. It is proposed that there will be no change in stormwater run-off or in the soakage of stormwater from the current use. Submitters have raised concerns regarding potential contamination from water run-off from solar panels. The applicant has advised that no discharges of contaminants as a result of the proposed solar panels. Any effects on freshwater as a result of works involving water races will be managed through the Moroa Water Race Bylaw 2007.</p> <p>No information has been provided regarding potential adverse effects as a result of the construction and operation of the switchyard which is an activity identified on the HAIL list.</p>
<p>Policy 2: Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.</p>	<p>Tangata whenua were contacted by applicant prior to lodgement of the consent and no response has been received. No submissions have been received from iwi or hapu. The site is not known to contain waahi tapu, or any sites of cultural importance and</p>

	other taonga.
Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.	The proposal does not involve any change in stormwater run-off or soakage from the current land use and the applicant has advised that there will be no leachate of contaminants from the solar panels. The proposal does not involve any works in or around rivers or within or within 100m of a natural inland wetland.
Policy 4: Freshwater is managed as part of New Zealand's integrated response to climate change.	
Policy 5: Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.	No information has been provided regarding potential adverse effects as a result of the construction and operation of the switchyard which is an activity identified on the HAIL list.
Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	The proposed site does not have any natural inland wetlands.
Policy 7: The loss of river extent and values is avoided to the extent practicable.	The proposed activity does not involve any works involving rivers and their extent or values.
Policy 8: The significant values of outstanding water bodies are protected.	The water races present on the proposed site are not outstanding water bodies.
Policy 9: The habitats of indigenous freshwater species are protected.	The site is identified as a Whitebait Migration Zone – Greater Wellington Natural Resources Plan. Works involving water races will be managed through the Moroa Water Race Bylaw 2007.
Policy 10: The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.	Water races present on the proposed site are not the habitat of trout, as included in Schedule I of the Greater Wellington Natural Resources Plan.
Policy 11: Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	It is unclear from the application whether water is being drawn on site for washing panels/firefighting purposes.
Policy 12: The national target (as set out in Appendix 3) for water quality improvement is achieved.	There are no rivers or lakes present on the proposed site.
Policy 13: The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.	The proposal does not involve any works involving rivers or natural inland wetlands. Stormwater run-off and soakage will be similar to the current land use and the applicant has advised there will be no leachate of contaminants from the solar panels.
Policy 14: Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.	
Policy 15: Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.	The proposed change in land use will not alter how communities are able to provide for their social, economic, and cultural wellbeing.

National Policy Statement on Electricity Transmission 2008

Objectives	Assessment
<p>To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:</p> <ul style="list-style-type: none"> • managing the adverse environmental effects of the network; and • managing the adverse effects of other activities on the network. 	<p>Transpower's Greytown substation is 50m from the proposed site and the Masterton - Upper Hutt A transmission line traverses the southern boundary. The applicant has stated that access to Transpower's support structure will be maintained at all times.</p>
Policies	Assessment
<p>POLICY 1 In achieving the purpose of the Act, decision-makers must recognise and provide for the national, regional and local benefits of sustainable, secure and efficient electricity transmission. The benefits relevant to any particular project or development of the electricity transmission network may include:</p> <ul style="list-style-type: none"> i) maintained or improved security of supply of electricity; or ii) efficient transfer of energy through a reduction of transmission losses; or iii) the facilitation of the use and development of new electricity generation, including renewable generation which assists in the management of the effects of climate change; or iv) enhanced supply of electricity through the removal of points of congestion. <p>The above list of benefits is not intended to be exhaustive and a particular policy, plan, project or development may have or recognise other benefits.</p>	<p>The proposal is not for the development of the electricity transmission network.</p>
<p>Policy 2 In achieving the purpose of the Act, decision-makers must recognise and provide for the effective operation, maintenance, upgrading and development of the electricity transmission network.</p>	<p>The applicant has stated that access to Transpower's support structure will be maintained at all times. This should allow for the effective operation, maintenance, and upgrading of this transmission line.</p>
<p>Policy 3 When considering measures to avoid, remedy or mitigate adverse environmental effects of transmission activities, decision-makers must consider the constraints imposed on achieving those measures by the technical and operational requirements of the network.</p>	<p>The proposed solar farm has been set out on site so as to avoid the transmission corridor and provide for continued access to the lines and support structures. Subject to the implementation of the consent conditions recommended by Transpower (and agreed to by the applicant), it is considered that the proposal will not constrain the technical and operational requirements of the transmission network.</p>
<p>Policy 4 When considering the environmental effects of new transmission infrastructure or major upgrades of</p>	<p>The proposal is not for the development of new transmission infrastructure.</p>

existing transmission infrastructure, decision-makers must have regard to the extent to which any adverse effects have been avoided, remedied or mitigated by the route, site and method selection.	
<p>Policy 5</p> <p>When considering the environmental effects of transmission activities associated with transmission assets, decision-makers must enable the reasonable operational, maintenance and minor upgrade requirements of established electricity transmission assets.</p>	The proposal is not for transmission activities.
<p>Policy 6</p> <p>Substantial upgrades of transmission infrastructure should be used as an opportunity to reduce existing adverse effects of transmission including such effects on sensitive activities where appropriate.</p>	This proposal is not for the substantial upgrade of transmission infrastructure.
<p>POLICY 7</p> <p>Planning and development of the transmission system should minimise adverse effects on urban amenity and avoid adverse effects on town centres and areas of high recreational value or amenity and existing sensitive activities.</p>	This proposal is not for the development of the transmission system.
<p>POLICY 8</p> <p>In rural environments, planning and development of the transmission system should seek to avoid adverse effects on outstanding natural landscapes, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities.</p>	This proposal is not for the development of the transmission system.
<p>POLICY 9</p> <p>Provisions dealing with electric and magnetic fields associated with the electricity transmission network must be based on the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric magnetic fields (up to 300 GHz) (Health Physics, 1998, 74(4): 494-522) and recommendations from the World Health Organisation monograph Environment Health Criteria (No 238, June 2007) or revisions thereof and any applicable New Zealand standards or national environmental standards.</p>	This proposal is not for the development of the transmission system.
<p>POLICY 10</p> <p>In achieving the purpose of the Act, decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.</p>	The applicant has stated that access to Transpower's support structure will be maintained at all times. This should allow for the effective operation, maintenance, and upgrading of this transmission line.
<p>POLICY 11</p> <p>Local authorities must consult with the operator of</p>	The applicant has consulted directly with Transpower New Zealand and has agreed to

<p>the national grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid).</p>	<p>comply with a set of conditions of consent that would ensure the solar farm's development complies with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) or any subsequent revision of the code. Specifically, the solar arrays and all other support buildings or structures will be located more than 12m from the centreline of the transmission lines, and any vegetative planting beneath the transmission lines will not exceed 2m in height at full maturity.</p>
<p>POLICY 12 Territorial authorities must identify the electricity transmission network on their relevant planning maps whether or not the network is designated.</p>	<p>Not relevant to this application.</p>
<p>POLICY 13 Decision-makers must recognise that the designation process can facilitate long-term planning for the development, operation and maintenance of electricity transmission infrastructure.</p>	<p>This proposal is not for the development of the electricity transmission infrastructure.</p>
<p>POLICY 14 Regional councils must include objectives, policies and methods to facilitate long-term planning for investment in transmission infrastructure and its integration with land uses.</p>	<p>An assessment of the Greater Wellington Natural Resources Plan and Regional Policy Statement has been provided below.</p>

Greater Wellington Natural Resources Plan

Objectives	Assessment
<p>Objective O1 Air, land, fresh water bodies and the coastal marine area are managed as integrated and connected resources; ki uta ki tai – mountains to the sea.</p>	<p>Subject to the construction and operation of the proposed solar farm in accordance with the proposed plans and recommended consent conditions, it is considered that air, land, freshwater bodies and coastal marine areas will be managed as integrated, connected sources and that the social and economic wellbeing and health of people and communities will be recognised. Works to construct crossings over water races will be managed through the Moroa Water Race Bylaw 2007.</p>
<p>Objective O2 The importance and contribution of air, land, water and ecosystems to the social, economic and cultural well-being and health of people and the community are recognised in the management of those resources.</p>	
<p>Objective O3 Mauri particularly the mauri of fresh and coastal waters is sustained and, where it has been depleted, natural resources and processes are enhanced to replenish mauri.</p>	<p>The NRP defines ‘Mauri’ as – <i>An energy or life force that mana whenua consider exists in all things in the natural world, including people. Mauri binds and animates all things in the physical world. Without mauri, mana cannot flow into a person or object.</i></p> <p>Subject to the construction and operation of the proposed solar farm in accordance with the proposed plans and recommended consent conditions, the application will sustain the mauri of fresh waters.</p>
<p>Objective O4 The intrinsic values of fresh water and marine ecosystems are recognised and the life supporting capacity of air, water, soil and ecosystems is safeguarded.</p>	<p>The land will continue to be used for agricultural purposes, keeping the life supporting capacity of the soil and surrounding environments. The proposed solar farm will contribute to the reduction in carbon emissions thereby maintaining the life supporting capacity of air. No information has been provided by the applicant on the management of any potential effects or the construction and operation of the proposed switchyard which is identified as a HAIL activity on the HAIL list.</p>
<p>Objective O5 Sufficient fresh water of a suitable quality is available, for: (a) the health needs of people, and (b) the reasonable needs of livestock.</p>	<p>The proposal is not anticipated to generate any adverse effects on water quality. The applicant has advised there will be no contamination from the solar panels, stormwater soakage will be similar to the existing situation and works to construct crossings over water races will be managed through the Moroa Water Race Bylaw 2007.</p>
<p>Objective O6 The social, economic, cultural and environmental benefits of taking and using water are recognised, when managing water.</p>	<p>It is unclear from the application whether water is being drawn on site for washing panels/firefighting purposes.</p>
<p>Objective O9 The social, economic, cultural and environmental benefits of Regionally Significant Infrastructure, renewable energy generation activities and the</p>	<p>The proposal is for a renewable electricity generation activity, which will feed into the national grid and contribute to meeting the national target of electricity generation from renewable resources.</p>

<p>utilisation of mineral resources are recognised.</p>	
<p>Objective O10 Regionally Significant Infrastructure and renewable energy generation activities that meets the needs of present and future generations are enabled in appropriate places and ways.</p>	
<p>Objective O11 Significant mineral resources and the ongoing operation, maintenance and upgrade of Regionally Significant Infrastructure and renewable energy generation activities are protected from incompatible use and development occurring under, over, or adjacent to the infrastructure or activity.</p>	<p>Transpower's Greytown substation is 50m from the proposed site and the Masterton - Upper Hutt A transmission line traverses the southern boundary. The applicant has stated that access to Transpower's support structure will be maintained at all times.</p>
<p>Objective O12 The relationships of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga are recognised and provided for, including: (a) maintaining and improving opportunities for Māori customary use of the coastal marine area, rivers, lakes and their margins and natural wetlands, and (b) maintaining and improving the availability of mahinga kai species, in terms of quantity, quality and diversity, to support Māori customary harvest, and (c) providing for the relationship of mana whenua with Ngā Taonga Nui a Kiwa, including by maintaining or improving Ngā Taonga Nui a Kiwa so that the huanga identified in Schedule B are provided for, and (d) protecting sites with significant mana whenua values from use and development that will adversely affect their values and restoring those sites to a state where their characteristics and qualities sustain the identified values.</p>	<p>Tangata whenua were contacted by applicant prior to lodgement of the consent and no response has been received. No submissions have been received from iwi or hapu. The site is not known to contain waahi tapu, or any sites of cultural importance and other taonga.</p>
<p>Objective O13 Kaitiakitanga is recognised and mana whenua actively participate in planning and decision-making in relation to the use, development and protection of natural and physical resources.</p>	
<p>Objective O15 The hazard risk and residual hazard risk, from natural hazards and adverse effects of climate change, on people, the community, the environment and infrastructure are acceptable.</p>	<p>The subject site is subject to the mapped Papawai Faultline and as a Rural Wildfire Risk zone (medium risk). It is not identified as being subject to flood hazards. Whilst localised events could occur the open nature of the solar arrays structures would not obstruct or concentrate flows and the open nature of the ground would facilitate the infiltration of flood flows to ground. A Health and Safety Management Plan and a Fire Emergency Plan will be required to be provided under the Health and Safety at Work Act 2015 and Fire and Emergency</p>

	New Zealand Act 2017 respectively. The facility will also be required to comply with several electrical standards, codes of practice and regulations made under the Electricity Act 1992 and Electricity Industry Act 2010.
Objective O17 The quality of groundwater, water in surface water bodies, and the coastal marine area is maintained or improved.	The applicant has advised there will be no contamination from the solar panels, stormwater soakage will be similar to the existing situation and works to construct crossings over water races will be managed through the Moroa Water Race Bylaw 2007.
Objective O19 Biodiversity, aquatic ecosystem health and mahinga kai in fresh water bodies and the coastal marine area are safeguarded such that: (a) water quality, flows, water levels and aquatic and coastal habitats are managed to maintain biodiversity aquatic ecosystem health and mahinga kai, and (b) where an objective in Tables 3.4, 3.5, 3.6, 3.7 or 3.8 is not met, a fresh water body or coastal marine area is meaningfully improved so that the objective is met within a reasonable timeframe, and (c) restoration of aquatic ecosystem health and mahinga kai is encouraged.	The proposed site is within a mapped Whitebait Migration Zone. The proposal is not anticipated to generate any adverse effects on biodiversity or aquatic ecosystem health. The applicant has advised there will be no contamination from the solar panels, stormwater soakage will be similar to the existing situation and works to construct crossings over water races will be managed through the Moroa Water Race Bylaw 2007.
Objective O23 The passage of fish and kōura is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages or their habitats.	The application proposes developing crossings over existing water races on the property, which are not anticipated to obstruct the passage of fish and kōura. Works to construct crossings over water races will be managed through the Moroa Water Race Bylaw 2007.
Objective O30 Ambient air quality is maintained or improved to the acceptable category or better in Schedule L1 (ambient air).	The proposal includes measures for managing dust, including the requirement of a Construction Management Plan through consent conditions. The Construction Management Plan will also address any measures required for odour. No smoke is anticipated as part of the construction or operation of the proposed solar farm.
Objective O32 The adverse effects of odour, smoke and dust on amenity values and people's well-being are minimised.	
Objective O33 Soils are healthy, and productive to support a range of uses, life supporting capacity is safeguarded and accelerated soil erosion is minimised.	Proposed site is mapped as LUC Class 4 soil with a small area of LUC Class 4. The land will continue to be used for agricultural purposes, with the applicant proposing sheep grazing and seasonal cropping beneath the panels. The proposed development of the LUC 2 soils as a switchyard will remove the potential for productive land uses now and in the future. However, given the small size of the LUC 2 soils and the existing fragmentation from existing development and presence of the existing residential development, it is considered likely that the LUC 2 Class soils is of low productive capacity.

<p>Objective O34 The adverse effects on soil and water from land use activities are minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.</p>	<p>Minimal earthworks are proposed and the applicant has advised there will be no contamination from the solar panels, stormwater soakage will be similar to the existing situation and works to construct crossings over water races will be managed through the Moroa Water Race Bylaw 2007.</p> <p>No information has been provided relating to the proposed development and operation of a switchyard which is an activity identified on the HAIL list.</p>
<p>Objective O36 The runoff or leaching of contaminants to water from discharges to land is minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.</p>	
<p>Objective O37 The amount of sediment-laden runoff entering water is minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.</p>	<p>Sediment-laden runoff is unlikely to change with the change in land use and minimal earthworks are proposed.</p>
<p>Objective O38 The adverse quality and quantity effects of stormwater discharges from stormwater networks and urban land uses are reduced over time.</p>	<p>While the proposed solar panels are impermeable, they are elevated above ground allowing for stormwater to runoff onto the paddock below.</p>
<p>Objective O41 The environment is protected from the adverse effects of discharges of hazardous substances and the creation of contaminated land is avoided.</p>	<p>The applicant has advised there will be no contamination from the solar panels. The proposal involves the creation of a switchyard which is an activity registered on the HAIL list. The applicant has not provided any further assessment on the management of potential contaminants.</p>
<p>Objective O43 The efficient allocation and efficient use of water is improved and maximised through time including through water harvesting.</p>	<p>The application does not provide any information on whether water is being drawn on site for washing panels/firefighting purposes.</p>
<p>Policies</p>	<p>Assessment</p>
<p>Policy P1: Ki uta ki tai and integrated catchment management Air, land, fresh water bodies and the coastal marine area will be managed recognising ki uta ki tai by using the principles of integrated catchment management. These principles include: (a) decision-making using the catchment as the spatial unit, and (b) applying an adaptive management approach to take into account the dynamic nature and processes of catchments, and (c) coordinated management, with decisions based on best available information and improvements in technology and science, and (d) taking into account the connected nature of resources and natural processes within a catchment, and (e) recognising links between environmental, social, cultural and economic sustainability of the catchment.</p>	<p>The application does not provide any information on whether water is being drawn on site for washing panels/firefighting purposes and does not provide an assessment on the creation of contamination land as a result of the proposed switchyard.</p>
<p>Policy P3: Precautionary approach</p>	<p>Some submitters raised concerns regarding the</p>

<p>Use and development shall be managed with a precautionary approach where there is limited information regarding the effects and any adverse effects are potentially significant.</p>	<p>lack of information provided in the application in particular regarding impacts on groundwater, water quality and contamination. As noted above, the application does not provide information on any water take requirements or on managing potential contamination effects as a result of the proposed switchyard.</p>
<p>Policy P6: Uses of land and water The cultural, social and economic benefits of using land and water for: ... (d) food production and harvesting (including aquaculture), and ... shall be recognised.</p>	<p>The land will continue to be used for agricultural purposes, with the applicant proposing to enable sheep to graze or seasonal crop farming.</p>
<p>Policy P11: Benefits of Regionally Significant Infrastructure and renewable electricity generation facilities When considering proposals that relate to the provision of Regionally Significant Infrastructure, or renewable energy generation activities, particular regard will be given to the benefits of those activities.</p>	<p>The proposed activity is renewable energy generation, which will contribute to the National Grid and target of electricity produced by renewable sources.</p>
<p>Policy P13: Providing for Regionally Significant Infrastructure and renewable electricity generation activities The use, development, operation, maintenance, and upgrade of Regionally Significant Infrastructure and renewable energy generation activities are provided for, in appropriate places and ways. This includes by having particular regard to: (a) the strategic integration of infrastructure and land use, and (b) the location of existing infrastructure and structures, and (c) the need for renewable energy generation activities to locate where the renewable energy resources exist, and (d) the functional need and operational requirements associated with developing, operating, maintaining and upgrading Regionally Significant Infrastructure and renewable energy generation activities.</p>	<p>) The proposed site for the solar farm is adjacent to an existing Transpower substation and transmission line. South Wairarapa has flat topography and high sunshine hours resulting in less impact from shading etc. The proposed development will contribute to the National Grid and achieving the national target of electricity generation from renewable resources.</p>
<p>Policy P14: The National Grid (b) Enable the operation, maintenance or upgrade of existing National Grid assets.</p>	<p>The application has stated that access to the existing National Grid Yard on the property will be retained, but not how this will be achieved.</p>
<p>Policy P20: Māori values The cultural relationship of Māori with air, land and water shall be recognised and the adverse effects on this relationship and their values shall be minimised.</p>	<p>Tangata whenua were contacted by applicant prior to lodgement of the consent. It is unknown whether any response was received or further consultation was undertaken. It is noted that no submissions were received from iwi or hapu at notification of the application.</p>
<p>Policy P21: Exercise of kaitiakitanga Kaitiakitanga shall be recognised and provided for by involving mana whenua in the assessment and</p>	

<p>decision-making processes associated with use and development of natural and physical resources including;</p> <p>(a) managing activities in sites with significant mana whenua values listed in Schedule C (mana whenua) in accordance with tikanga and kaupapa Māori as exercised by mana whenua, and</p> <p>(b) the identification and inclusion of mana whenua attributes and values in the kaitiaki information and monitoring strategy in accordance with Method M2, and</p> <p>(c) identification of mana whenua values and attributes and their application through tikanga and kaupapa Māori in the maintenance and enhancement of mana whenua relationships with Ngā Taonga Nui a Kiwa.</p>	
<p>Policy P25: High hazard areas</p> <p>Use and development, including hazard mitigation methods, in on or over high hazard areas shall be managed to ensure that:</p> <p>(a) they have a functional need or operational requirement or there is no practicable alternative to be so located, and</p> <p>(b) an overall increase in risk of social, environmental and economic harm is avoided, and</p> <p>(c) the hazard risk and/or residual hazard risk to the development, assessed using a risk-based approach, is acceptable or as low as reasonably practicable, recognising that in some instances an increase in risk to the development may be appropriate, and</p> <p>(d) the development does not cause or exacerbate hazard risk in other areas, and unless effects are avoided, remedied or mitigated in accordance with a hazard risk management strategy, and</p> <p>(e) adverse effects on natural processes (coastal, riverine and lake processes) are avoided, remedied, or mitigated, and</p> <p>(f) natural cycles of erosion and accretion and the potential for natural features to fluctuate in position over time, including movements due to climate change and sea level rise over at least the next 100 years, are taken into account.</p>	<p>Greater Wellington has mapped the Papawai Faultline through a section of the proposed site. They have also mapped the property as a Rural Wildfire Risk zone.</p> <p>a) Operational requirement to be located near a national grid substation so electricity can be distributed throughout the network.</p> <p>e) Adverse effects on coastal, riverine, and lake processes are avoided.</p> <p>f) The proposed site is not within the coastal area, so the cycles of erosion, accretion, and sea level rise will have minimal impact.</p> <p>Several submitters concerned about the impact of solar panels on neighbouring properties during natural hazard events.</p>
<p>Policy P43: Effects on the spawning and migration of indigenous fish species</p> <p>Avoid more than minor adverse effects of activities on indigenous fish species known to be present in any water body identified in Schedule F1 (rivers/lakes) as habitat for indigenous fish species or Schedule F1b (inanga spawning habitats), during known spawning and migration times identified in Schedule F1a (fish spawning/migration). These activities may include the following:</p> <p>(a) discharges of contaminants, including</p>	<p>The proposed site is within a Whitebait Migration Zone.</p> <p>Only minimal earthworks are proposed and the land under the panels is proposed to be retained in grass which will assist in minimising erosion and sediment run-off.</p> <p>The applicant has advised that there will be no contaminated run-off from the solar panels. No information has been provided regarding the construction and operation of the proposed</p>

<p>sediment, and (b) disturbance of the bed or banks that would affect spawning habitat at peak times of the year, and (c) damming, diversion or taking of water which leads to loss of flow or which makes the river impassable to migrating indigenous fish.</p>	<p>switchyard which is an activity identified on the HAIL list.</p> <p>There are no works proposed in rivers and works in the water races are managed by the Moroa Water Race Bylaw 2007.</p>
<p>Policy P44: Managing effects on ecosystems and habitats with significant indigenous biodiversity values from activities outside these ecosystems and habitats In order to protect the ecosystems and habitats with significant indigenous biodiversity values in accordance with Policy P42, particular regard shall be given to managing the adverse effects of use and development in areas outside of these ecosystems and habitats on physical, chemical and biological processes to: (a) maintain ecological connections within and between these habitats, or (b) provide for the enhancement of ecological connectivity between fragmented habitats through biodiversity offsets, and (c) provide adequate buffers around ecosystems and habitats with significant indigenous biodiversity values, and (d) avoid cumulative adverse effects on, and the incremental loss of significant indigenous biodiversity values.</p>	<p>The existing water races present on the proposed site will not be altered from their current state, allowing for the continued movement of Whitebait throughout the property.</p>
<p>Policy P58: Managing air amenity Air quality amenity in urban, rural and the coastal marine areas shall be managed to minimise offensive or objectionable odour, smoke and dust, particulate matter, fumes, ash and visible emissions.</p>	<p>Morua Road is not sealed, resulting in potential dust impact on surrounding properties due to increased traffic during the construction phase. As set out in the s87F report, a consent condition requiring a Construction Management Plan is recommended.</p>
<p>Policy P66: Minimising discharges to water or land Discharges of contaminants to water or land will be minimised through the following hierarchy: (a) avoiding the production of the contaminant, (b) reducing the amount of contaminants, including by reusing, recovering or recycling contaminants, (c) minimising the volume or amount of the discharge, (d) discharging to land is promoted over discharging direct to water, including using land-based treatment, constructed wetlands or other systems to treat contaminants prior to discharge. <i>Note</i> In determining if it is appropriate to discharge to land as required by clause (d), consideration must be given to the requirements of Policy P68.</p>	<p>Stormwater run-off and soakage is anticipated to be similar to the existing land use. The applicant has advised that there will be no contaminant run-off from the solar panels. No information has been provided regarding the proposed switchyard which is an activity identified on the HAIL list.</p>
<p>Policy P67: Human drinking water supplies The adverse effects from discharges to land and water on the quality of community drinking water</p>	<p>Several submissions suggested that there is a drinking water aquifer below the proposed site, and were concerned about contamination. No</p>

<p>supplies and group drinking water supplies shall be avoided to the extent necessary to implement regulations for human drinking water. The drinking water supply operator will be consulted with as appropriate, taking into consideration emerging contaminants and industry best practice.</p>	<p>information is available to clarify the existence of drinking water aquifers. The applicant has advised that there will be no contaminant run-off from the solar panels. No information has been provided regarding the proposed switchyard which is an activity identified on the HAIL list.</p>
<p>Policy P68: Discharges to land The discharge of contaminants to land shall be managed to:</p> <ul style="list-style-type: none"> (a) minimise adverse effects on the life-supporting capacity of soil, (b) avoid creating contaminated land, (c) not exceed the capacity of the soil to treat, use or remove the contaminant, (d) not exceed the available capacity of the soil to absorb the discharge, (e) avoid significant adverse effects on public health and amenity, (f) not result in a discharge to water that causes more than a minor adverse effects, and (g) avoid, remedy or mitigate adverse effects on mana whenua values when considering applications for discharges to land which may adversely affect statutory acknowledgement areas, sites of significance, or Heritage New Zealand Pouhere Taonga sites, identified in this Plan, any relevant district plan, or in a planning document recognised by an iwi authority and lodged with a local authority. 	<p>The proposed solar farm predominately occurs on LUC Class 4 soils, with the proposed switchyard occurring on LUC 2 Class soils. Given the size of the LUC 2 land and fragmentation from existing development and presence of residential development to the south, it is considered the LUC 2 soil is unlikely to be suitable for production uses. Additionally, the proposal will continue the productive use of the remaining LUC 4 land through grazing or cropping under the solar panels. The applicant has advised there will be no contaminant run-off from the solar panels. No information has been provided regarding the construction and operation of the switchyard which is an activity identified on the HAIL list.</p> <p>There are no statutory acknowledgement areas, sites of significance, or Heritage New Zealand Pouhere Taonga sites identified on the proposed site.</p>
<p>Policy P70: Minimising effects of rural land use activities The adverse effects of rural land use activities, including any associated discharge that may enter water, shall be minimised through the use of regulatory and non-regulatory methods that promote, as a minimum, the use of good management practices including:</p> <ul style="list-style-type: none"> (a) rules and methods in the Plan, and (b) development and implementation of farm environment plans, and (c) information gathering, monitoring, assessment and reporting, and (d) integrated catchment management within the Wellington Regional Council and with the involvement of mana whenua, territorial authorities, water users, farmers, households, industry, environmental groups and technical experts. 	<p>It is proposed to continue grazing and cropping of the land underneath the solar panels. The farming activity does not form part of this application.</p>
<p>Policy P72: Priority Catchments Identify in Schedule Y priority catchments that are:</p> <ul style="list-style-type: none"> (a) surface water catchments identified by Method M10 because of elevated nitrate and/or periphyton levels; and (b) surface water catchments that have water quality that exceeds: 	<p>The Otukura Priority Catchment is present on the proposed site. No information has been provided regarding nitrate leaching or periphyton levels as a result of the grazing and cropping, however this does not form part of this application. It is considered unlikely that the proposed solar farm would generate any nitrates or periphyton but this is</p>

<p>(i) the A band for nitrate toxicity, or (ii) the national bottom-line for periphyton as set out in Appendix 2A of the NPS-FM 2020.</p>	<p>not addressed in the application.</p>
<p>Policy P76: Consent duration for rural land use in priority catchments The duration of any resource consent for rural land use and associated discharge of contaminants into water or into or onto land where contaminants may enter water within priority catchments shall not extend beyond 31 December 2032.</p>	
<p>Policy P83: Minimising adverse effects of stormwater discharges The adverse effects of stormwater discharges shall be minimised, including by: (a) using good management practice, and (b) taking a source control and treatment train approach to new activities and land uses, and (c) implementing water sensitive urban design in new subdivision and development, and (d) progressively improving existing stormwater, wastewater, road and other public infrastructure, including during routine maintenance and upgrade, and (e) managing localised adverse effects, including by addressing particular attributes appropriate to the receiving environment.</p>	<p>While the proposed solar panels are impermeable, they are elevated above ground allowing for stormwater to runoff onto the paddock below.</p>
<p>Policy P84: Managing land use impacts on stormwater Land use, subdivision and development, including stormwater discharges, shall be managed so that runoff volumes and peak flows: (a) avoid or minimise scour and erosion of stream beds, banks and coastal margins, and (b) do not increase risk to human health or safety, or increase the risk of inundation, erosion or damage to property or infrastructure, including by retaining, as far as practicable, pre-development hydrological conditions in new subdivision and development.</p>	<p>While the proposed solar panels are impermeable, they are elevated above ground allowing for stormwater to runoff onto the paddock below.</p>
<p>Policy P99: Discharges from contaminated land The discharge of hazardous substances from contaminated land is managed so that significant adverse effects on fresh water, including groundwater, coastal water, and air are avoided, remedied or mitigated to the extent practicable.</p>	<p>No information has been provided regarding managing potential effects from the construction and operation of the switchyard which is an activity identified on the HAIL list. The applicant has advised that there will be no contaminant run-off from the solar panels.</p>
<p>Policy P100: Discharges of hazardous substances The adverse effects of the discharge of hazardous substances (excluding a discharge subject to Policy P89) to land, fresh water, including groundwater, coastal water or air shall be avoided, or mitigated or remedied where avoidance is not practicable.</p>	
<p>Policy P109: Management of riparian margins Maintain or restore water quality, aquatic</p>	<p>The proposal does not involve works in rivers or wetlands. The works for the water races are</p>

ecosystem health, mahinga kai and natural character, and reduce the amount of contaminants entering surface water bodies, through the management of riparian margins including:

- (a) the exclusion or restricted access of livestock likely to affect riparian margins or water quality,
- (b) set-back distances from surface water bodies for some land use activities including earthworks, vegetation clearance, cultivation and break-feeding,
- (c) encouraging the planting of appropriate riparian vegetation, and
- (d) the control of pest plants and animals.

managed by the Moroa Water Race Bylaw 2007. It is understood that any grazing or cropping under the solar panels does not form part of this application.

Greater Wellington Regional Policy Statement

Objectives	Assessment
Objective 1 Discharges of odour, smoke and dust to air do not adversely affect amenity values and people's wellbeing.	A Construction Management Plan is recommended as a consent condition which will ensure management of any odour or dust as a result of the construction of the proposed solar farm, including from truck movements during construction.
Objective 2 Human health is protected from unacceptable levels of fine particulate matter.	
Objective 9 The region's energy needs are met in ways that: (a) improve energy efficiency and conservation; (b) diversify the type and scale of renewable energy development; (c) maximise the use of renewable energy resources; (d) reduce dependency on fossil fuels; and (e) reduce greenhouse gas emissions from transportation.	a) Energy efficiency could be improved by the proposed activity, as it is being produced in the South Wairarapa and the proposed site is adjacent to an existing substation. b) The proposed activity will diversify the type of electricity produced in the Wairarapa region. c) The proposed activity would maximise the use of renewable energy resources in the South Wairarapa District. d) The proposed activity will reduce dependency on fossil fuels, by contributing to the national grid and target of energy produced by renewable sources.
Objective 10 The social, economic, cultural and environmental, benefits of regionally significant infrastructure are recognised and protected.	The proposed activity is renewable energy generation, which will contribute to the National Grid and target of electricity produced by renewable sources.
Objective 11 The quantity of waste disposed of is reduced.	Paragraphs 4.15, 4.16, 14.77 – 14.80 of the s87F report set out the proposed decommissioning and rehabilitation of the site and recycling of infrastructure following the end of life of the solar panels. The applicant has agreed to a consent condition for the preparation of a Decommissioning Plan and a condition for a 35 year consent duration period. In summary, all facilities, structure and equipment will be removed, reused, repurposed or recycled.
Objective 12 The quantity and quality of fresh water: (a) meet the range of uses and values for which water is required; (b) safeguard the life supporting capacity of water bodies; and (c) meet the reasonably foreseeable needs of future generations.	Water races are present on the proposed site, but no freshwater bodies of higher capacity.
Objective 20 Hazard mitigation measures, structural works and other activities do not increase the risk and consequences of natural hazard events.	The proposal will not exacerbate natural hazards in the area or on the site. A Health and Safety Management Plan and a Fire Emergency Plan will be required to be provided under the Health and Safety at Work Act 2015 and Fire and Emergency New Zealand Act 2017 respectively. The facility will also be required to comply with several electrical

	standards, codes of practice and regulations made under the Electricity Act 1992 and Electricity Industry Act 2010.
Objective 24 The principles of Te Tiriti o Waitangi are taken into account in a systematic way when resource management decisions are made.	Tangata whenua were contacted by applicant prior to lodgement of the consent. It is unclear whether any response was received or further consultation was undertaken. No submissions were received from iwi or hapu at the notification of the application.
Objective 30 Soils maintain those desirable physical, chemical and biological characteristics that enable them to retain their ecosystem function and range of uses.	The application includes expert advice that the proposal will not adversely impact the characteristics of the soil and may provide benefits to soil structure. The assessment does not address impacts on the LUC 2 Class soils, and the application does not provide any information on the potential effects of the creation of the switchyard which is an identified activity on the HAIL list.
Policies	Assessment
Policy 39: Recognising the benefits from renewable energy and regionally significant infrastructure – consideration When considering an application for a resource consent, notice of requirement or a change, variation or review of a district or regional plan, particular regard shall be given to: (a) the social, economic, cultural and environmental benefits of energy generated from renewable energy resources and/or regionally significant infrastructure; and (b) protecting regionally significant infrastructure from incompatible subdivision, use and development occurring under, over, or adjacent to the infrastructure; and (c) the need for renewable electricity generation facilities to locate where the renewable energy resources exist; and (d) significant wind and marine renewable energy resources within the region.	a) Electricity generated from the proposed development will contribute to the National Grid and target of electricity produced by renewable sources. Jobs for South Wairarapa trades people during construction, and two full time roles created during operation. b) Transpower's Greytown substation is 50m from the proposed site and the Masterton - Upper Hutt A transmission line traverses the southern boundary. The applicant has stated that access to Transpower's support structure will be maintained at all times. c) South Wairarapa has flat topography and high sunshine hours - less impact from shading etc. d) Proposed development is for solar, not wind or marine renewable energy.
Policy 41: Minimising the effects of earthworks and vegetation disturbance – consideration When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, particular regard shall be given to controlling earthworks and vegetation disturbance to minimise: (a) erosion; and (b) silt and sediment runoff into water, or onto or into land that may enter water, so that healthy aquatic ecosystems are sustained.	The application states that earthworks will be minor and will not result in any instability or subsidence of the land and are unlikely to generate silt and erosion run-off.

<p>Policy 42: Minimising contamination in stormwater from development – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, the adverse effects of stormwater run-off from subdivision and development shall be reduced by having particular regard to:</p> <ul style="list-style-type: none"> (a) limiting the area of new impervious surfaces in the stormwater catchment; (b) using water permeable surfaces to reduce the volume of stormwater leaving a site; (c) restricting zinc or copper roofing materials, or requiring their effects to be mitigated; (d) collecting water from roofs for domestic or garden use while protecting public health; (e) using soakpits for the disposal of stormwater; (f) using roadside swales, filter strips and rain gardens; (g) using constructed wetland treatment areas; (h) using in situ treatment devices; (i) using stormwater attenuation techniques that reduce the velocity and quantity of stormwater discharges; and (j) using educational signs, as conditions on resource consents, that promote the values of water bodies and methods to protect them from the effects of stormwater discharges. 	<p>While the proposed solar panels are impermeable, they are elevated above ground allowing for stormwater to runoff onto the paddock below. The applicant has advised that there will be no contamination as a result of run-off from the solar panels.</p>
<p>Policy 49: Recognising and providing for matters of significance to tangata whenua – consideration</p> <p>When preparing a change, variation or review of a district or regional plan, the following matters shall be recognised and provided for:</p> <ul style="list-style-type: none"> (a) the exercise of kaitiakitanga; (b) mauri, particularly in relation to fresh and coastal waters; (c) mahinga kai and areas of natural resources used for customary purposes; and (d) places, sites and areas with significant spiritual or cultural historic heritage value to tangata whenua. 	<p>Tangata whenua were contacted by applicant prior to lodgement of the consent. It is unclear whether any response was received or further consultation was undertaken. No submissions were received from iwi or hapu at the notification of the application.</p>
<p>Policy 51: Minimising the risks and consequences of natural hazards – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review to a district or regional plan, the risk and consequences of natural hazards on people, communities, their property and infrastructure shall be minimised, and/or in determining whether an activity is inappropriate particular regard shall be given to:</p> <ul style="list-style-type: none"> (a) the frequency and magnitude of the range of natural hazards that may adversely affect the proposal or development, including residual risk; (b) the potential for climate change and sea level 	<p>The proposal will not exacerbate natural hazards in the area or on the site. A Health and Safety Management Plan and a Fire Emergency Plan will be required to be provided under the Health and Safety at Work Act 2015 and Fire and Emergency New Zealand Act 2017 respectively. The facility will also be required to comply with several electrical standards, codes of practice and regulations made under the Electricity Act 1992 and Electricity</p>

<p>rise to increase the frequency or magnitude of a hazard event;</p> <p>(c) whether the location of the development will foreseeably require hazard mitigation works in the future;</p> <p>(d) the potential for injury or loss of life, social disruption and emergency management and civil defence implications – such as access routes to and from the site;</p> <p>(e) any risks and consequences beyond the development site;</p> <p>(f) the impact of the proposed development on any natural features that act as a buffer, and where development should not interfere with their ability to reduce the risks of natural hazards;</p> <p>(g) avoiding inappropriate subdivision and development in areas at high risk from natural hazards;</p> <p>(h) the potential need for hazard adaptation and mitigation measures in moderate risk areas; and</p> <p>(i) the need to locate habitable floor areas and access routes above the 1:100 year flood level, in identified flood hazard areas.</p>	<p>Industry Act 2010.</p> <p>c) Proposed location of the development is unlikely to need hazard mitigation works in the future.</p> <p>d</p> <p>f) Proposal to remove existing shelterbelts on the property and plant new ones on the periphery. Existing shelterbelts provide wind breaks, new trees may take a few years before able to perform this function.</p> <p>g) Proposed site is not within a mapped area at high risk from natural hazards.</p> <p>i) The proposed site is not identified as a flood hazard area.</p>
<p>Policy 56: Managing development in rural areas – consideration</p> <p>When considering an application for a resource consent or a change, variation or review of a district plan, in rural areas (as at March 2009), particular regard shall be given to whether:</p> <p>(a) the proposal will result in a loss of productive capability of the rural area, including cumulative impacts that would reduce the potential for food and other primary production and reverse sensitivity issues for existing production activities, including extraction and distribution of aggregate minerals;</p> <p>(b) the proposal will reduce aesthetic and open space values in rural areas between and around settlements;</p> <p>(c) the proposal's location, design or density will minimise demand for non-renewable energy resources; and</p> <p>(d) the proposal is consistent with the relevant city or district council growth and/or development framework or strategy that addresses future rural development; or</p> <p>(e) in the absence of such a framework or strategy, the proposal will increase pressure for public services and infrastructure beyond existing infrastructure capacity.</p>	<p>a) The land will continue to be used for agricultural purposes, with the applicant proposing to enable sheep to graze or seasonal crop farming.</p> <p>b) The property boundary will be planted with Japanese Cedar to keep with the character of the rural zone.</p> <p>c) The proposal is for renewable electricity generation.</p> <p>d) The proposal is consistent with the South Wairarapa Spatial Plan.</p> <p>e) The proposal is consistent with the South Wairarapa Spatial Plan.</p>
<p>Policy 59: Retaining highly productive agricultural land (Class I and II land) – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, particular</p>	<p>The proposed site is predominantly identified as LUC Class 4 Soil. However, a small area of LUC Class 2 Soil is present in the approximate location of the proposed switchyard. That small area of LUC 2 land connects to a larger area of LUC 2 soil that</p>

<p>regard shall be given to safeguarding productive capability on Class I and II land.</p>	<p>expands to the west and south.</p> <p>The proposed development of the LUC 2 soil for use as a switchyard would remove the use of that land for land-based primary production now and for the future. The applicant has not provided any assessment. However, given the relatively small area of the land and that the adjoining LUC 2 soil contains residential development (to the south) and the substation (to the west), it is likely that the productive capacity of the subject LUC 2 land is already significantly compromised such that may not be of high productive potential.</p>
<p>Policy 66: Enhancing involvement of tangata whenua in resource management decision-making – non-regulatory To enhance involvement of tangata whenua in resource management decision-making by improving opportunities for iwi authority representatives to participate in local authority decision-making.</p>	<p>Tangata whenua were contacted by applicant prior to lodgement of the consent. It is unclear whether any response was received or further consultation was undertaken.</p>

Wairarapa Combined District Plan 2011

Objectives	Assessment
Chapter 4 – Rural Zone	Assessment
Objective Rur1 – Protection of Rural Character & Amenity To maintain and enhance the amenity values of the Rural Zone, including natural character, as appropriate to the predominant land use and consequential environmental quality of different rural character areas within the Wairarapa.	Japanese Cedar shelterbelts will be planted along the periphery of the proposed site, keeping the natural character of the Rural environment.
Objective Rur2 – Provision for Primary Production and Other Activities To enable primary production and other land uses to function efficiently and effectively in the Rural Zone, while the adverse effects are avoided, remedied, or mitigated to the extent reasonably practicable.	The land will continue to be used for agricultural purposes, with the applicant proposing to enable sheep to graze or seasonal crop farming.
Objective Rur3 – Interzone Management To ensure the amenity values of adjoining zones are reasonably protected from the adverse effects of activities within the Rural Zone.	The applicant proposes planting Japanese Cedar shelterbelts along the periphery of the property to minimise effects on surrounding residents.
Chapter 8 – Tangata Whenua	Assessment
Objective TW1 – Recognition of Values & Traditional Relationships To recognise and provide for the cultural values and relationship of Tangata Whenua in managing the natural and physical resources and the effects of activities, while taking into account the principles of the Treaty of Waitangi.	Tangata whenua were contacted by applicant prior to lodgement of the consent. It is unclear whether any response was received or further consultation was undertaken.
Chapter 9 – Landscape	Assessment
Objective Lan1 – Outstanding Landscape & Natural Features To identify and protect the Wairarapa's outstanding landscapes and natural features from the adverse effects of inappropriate subdivision, use and development.	There are no Significant Natural Areas or Outstanding Landscapes mapped on the proposed property. These sites will not be adversely affected by the proposed land use.
Chapter 16 – Network Utilities and Energy	Assessment
Objective NUE1 – Management of Network Utilities To enable the efficient development, maintenance and operation of network utilities, while avoiding, remedying or mitigating adverse effects on the environment.	Transpower's Greytown substation is 50m from the proposed site and the Masterton - Upper Hutt A transmission line traverses the southern boundary. The applicant has stated that access to Transpower's support structure will be maintained at all times. The applicant has accepted recommended consent conditions made by Transpower.
Objective NUE2 – Energy Generation and Efficiency To move the Wairarapa towards a sustainable energy future by encouraging energy efficiency and the generation of energy from renewable sources.	This proposal will contribute to the generation of energy from renewable sources.
Chapter 17 – Transportation	Assessment
Objective TT1 – Managing the Road Network	The application has not included a traffic

<p>To maintain the safe and efficient operation and development of the road network from the adverse effects of land use while maintaining the network's ability to service the current and future needs of the Wairarapa.</p>	<p>assessment and the proposed construction traffic could be absorbed into the surrounding network without any noticeable effect given heavy vehicle movements could be reasonably anticipated to occur in a rural production environment. Consent conditions are recommended on the frequency of trips and delivery within the site to ensure potential adverse effects are minimised to an acceptable level..</p>
<p>Chapter 18 – Subdivision, Land Development & Urban Growth</p>	<p>Assessment</p>
<p>Objective SLD1 – Effects of Subdivision & Land Development To ensure subdivision and land development maintains and enhances the character, amenity, natural and visual qualities of the Wairarapa, and protects the efficient and effective operation of land uses and physical resources.</p>	<p>Overall, the adverse effects on the immediate surrounding landscape and neighbouring properties are assessed as being minor during construction and in the short-term as the shelterbelt is establishing. These effects will reduce to less than minor in the long-term once the shelterbelt reaches its proposed minimum maintained screening height of 4m. Conditions of consent are recommended to ensure that the shelterbelt planting occurs as proposed and trees are established and maintained throughout the lifetime of the solar farm.</p>
<p>Chapter 19 – General Amenity</p>	<p>Assessment</p>
<p>Objective GAV1 – General Amenity Values To maintain and enhance those general amenity values which make the Wairarapa a pleasant place in which to live and work, or visit.</p>	<p>Overall, the adverse effects on the immediate surrounding landscape and neighbouring properties are assessed as being minor during construction and in the short-term as the shelterbelt is establishing. These effects will reduce to less than minor in the long-term once the shelterbelt reaches its proposed minimum maintained screening height of 4m. Conditions of consent are recommended to ensure that the shelterbelt planting occurs as proposed and trees are established and maintained throughout the lifetime of the solar farm.</p>
<p>Policies</p>	<p>Assessment</p>
<p>Chapter 4 – Rural Zone</p>	<p>Assessment</p>
<p>(a) Identify areas within the Rural Zone where the</p>	<p>The proposed site is zoned Rural (Primary</p>

<p>predominant land use is primary production, which needs to operate and develop effectively – Rural (Primary Production) Zone.</p>	<p>Production) Zone. The land will continue to be used for agricultural purposes, with the applicant proposing to enable sheep to graze or seasonal crop farming.</p>
<p>(b) Identify areas within the Rural Zone where the predominant land use is conservation management, and which are primarily managed by public agencies – Rural (Conservation) Zone.</p>	<p>Proposed site is zoned Rural (Primary Production) Zone.</p>
<p>(c) Identify areas within the Rural Zone in which there are particular land use issues that require specific management approaches, including urban growth, flood hazards, and the operational requirements of key infrastructural facilities and intensive primary production activities – Rural (Special) Zone.</p>	<p>Proposed site is zoned Rural (Primary Production) Zone.</p>
<p>(d) Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings, to ensure activities and buildings are consistent with the rural character, including an appropriate scale, density and level of environmental effects.</p>	<p>The applicant proposes planting Japanese Cedar shelterbelts along the periphery of the property to minimise effects on the rural character and amenity values.</p>
<p>(e) Manage subdivision, use and development in a manner which recognises the attributes that contribute to rural character, including: (i) Openness and predominance of vegetation (ii) Productive working landscape (iii) Varying forms, scale and separation of structures associated with primary production activities (iv) Ancillary living environment, with an overall low population density (v) Self-serviced allotments.</p>	<p>i) Japanese Cedar shelterbelts will be planted along the periphery of the proposed site, keeping vegetation on the site. ii) The land will continue to be used for agricultural purposes, with the applicant proposing to enable sheep to graze or seasonal crop farming. iii) The solar panels will be of a consistent form, scale, and separation, but will allow the site to continue being used for agricultural purposes. iv) The proposed activity will not require anyone to live on site, retaining the low population density.</p>
<p>(a) Provide for primary production activities as permitted activities in the Rural (Primary Production) Zone and Rural (Special) Zone, subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects of primary production activities without unreasonably affecting landowners' ability to use their land productively.</p>	<p>Proposed site is zoned Rural (Primary Production) Zone. The land will continue to be used for agricultural purposes, with the applicant proposing to enable sheep to graze or seasonal crop farming. A relatively small area of land classed LUC 2 soils will be removed from production completely due to the construction of a switchyard. The application does not provide an assessment. It is noted that the land is small in area, fragmented and there is residential development near-by all of which are likely to already be impacting the productivity of the LUC 2 land.</p>
<p>(b) Provide for other land uses as permitted activities in the Rural (Primary Production) Zone and Rural (Special) Zone, subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects.</p>	<p>The applicant proposes continuing agricultural land uses on the site, along with the introduction of renewable electricity generation.</p>
<p>(c) Manage the establishment and operation of a range of other activities in the Rural Zone, such</p>	<p>The applicant proposes continuing agricultural land uses on the site, along with the introduction of</p>

that their adverse effects on the environment are appropriately avoided, remedied or mitigated.	renewable electricity generation.
(d) Ensure activities that are potentially sensitive to the adverse external effects of primary production and any other lawfully established activities, particularly those activities with significant external effects, are either appropriately sited, managed or restricted to avoid or mitigate these effects.	The proposed solar farm would not be sensitive to the adverse external effects of primary production, or other activities undertaken on neighbouring properties.
(e) Ensure that new primary production and other activities that may have significant external adverse effects are appropriately sited from sensitive land uses or are otherwise controlled to avoid or mitigate such effects.	The applicant proposes planting Japanese Cedar shelterbelts along the periphery of the property to minimise effects on the sensitive land uses on neighbouring properties.
(f) Provide interface controls on primary production and other activities that may have adverse effects on adjoining activities.	The applicant proposes planting Japanese Cedar shelterbelts along the periphery of the property to minimise effects on the sensitive land uses on neighbouring properties.
(a) Manage the effects of Rural Zone activities to ensure that the environmental qualities and characteristics in the adjoining zones are not unreasonably degraded, bearing in mind their location adjacent to a functioning primary production environment.	The proposed site does not adjoin other district plan zones – all surrounding properties are Rural (Primary Production).
Chapter 8 – Tangata Whenua	Assessment
(a) Recognise Tangata Whenua values and provide for Tangata Whenua to maintain and enhance their traditional relationship with the natural environment.	Tangata whenua were contacted by applicant prior to lodgement of the consent. It is unclear whether any response was received or further consultation was undertaken.
(b) Have particular regard to the exercise of kaitiakitanga by Tangata Whenua in the management of activities and resources.	The site is not known to contain any waahi tapu or sites of cultural importance and significance.
(c) Protect waahi tapu, sites of cultural importance and other taonga.	undertaken.
Chapter 9 – Landscape	Assessment
(a) Comprehensively and consistently identify and assess the outstanding landscapes and natural features within the Wairarapa.	There are no Significant Natural Areas or Outstanding Landscapes mapped on the proposed property. These sites will not be adversely affected by the proposed land use.
(b) Manage the effects of activities with the potential to adversely affect the attributes and values of outstanding landscapes and natural features.	
(c) Protect the particular attributes and values of outstanding landscapes and natural features from inappropriate development, with any adverse effects on those attributes and values being avoided, remedied or mitigated.	
(d) Encourage new development to be located and designed in a way that protects the attributes and values of the Wairarapa's outstanding landscapes and natural features.	
(e) Increase public awareness of landscape values and their importance, and encourage the community and landowners to support protection of the Wairarapa's outstanding landscapes and	

natural features.	
(f) Provide support and incentives as appropriate to landowners in the protection of outstanding landscapes and natural features.	
(g) Ensure subdivision and development is managed by having regard to the adverse effects on the landscape values of the site and locality.	
Chapter 16 – Network Utilities and Energy	Assessment
(a) Controls on subdivision and land development as needed to avoid, remedy or mitigate the adverse effects of new development on the efficient operation of network utilities.	Transpower's Greytown substation is 50m from the proposed site and the Masterton - Upper Hutt A transmission line traverses the southern boundary. The applicant has stated that access to Transpower's support structure will be maintained at all times.
(b) Establish environmental standards that set an appropriate weight on avoiding, remedying or mitigating the adverse effects on the environment while taking into account the technical and operational requirements of network utilities and their importance to the efficient functioning of the Wairarapa.	The application does not include sufficient information to understand all potential adverse effects and whether these have been adequately avoided, remedied or mitigated. This is particularly in regards to the effects of the switchyard (an HAIL list activity) and any associated contamination and effects on the LUC 2 soil as a result of removal from production.
(c) Ensure the operation, establishment, maintenance or upgrading of network utilities does not compromise community health and safety.	
(d) Avoid, remedy or mitigate any adverse effects of network utilities on the amenity and character of the Wairarapa environment, particularly outstanding landscapes and natural features.	The applicant proposes planting Japanese Cedar shelterbelts along the periphery of the property to minimise adverse effects on the amenity and character of the Wairarapa environment. There are no outstanding landscapes or natural features mapped on the proposed site.
(e) Encourage network utility operators to locate their infrastructure within road corridors and underground cables, lines and pipes in urban areas, and as practicable, underground cables, lines and pipes in rural areas.	The renewable electricity infrastructure must be located above ground to operate.
(f) Encourage network utility operators to avoid, remedy or mitigate adverse environmental effects by co-siting or sharing facilities where technically and economically practicable.	Transpower's Greytown substation is 50m from the proposed site and the Masterton - Upper Hutt A transmission line traverses the southern boundary.
(g) Recognise the technical and operational requirements of network utilities and the benefits they provide to the wellbeing of the Wairarapa when assessing resource consent applications.	There is an operational requirement to be located near a national grid substation so electricity can be distributed throughout the network.
(a) Encourage energy efficiency through conservation and efficient energy use.	The proposed solar farm will promote energy efficiency through use of a renewable resource.
(b) Recognise the local, regional and national benefits to be derived from renewable energy generation.	The proposed activity will generate renewable electricity to feed into the National Grid and contribute to achieving the national target for renewable electricity generation.
(c) Recognise and manage appropriate development of the Wairarapa's significant potential renewable energy resource.	The proposed activity will generate renewable electricity to feed into the National Grid and contribute to achieving the national target for renewable electricity generation.
(d) Provide for renewable energy generation while,	The proposed activity will generate renewable

as far as practicable, avoiding, remedying or mitigating the adverse effects, particularly of large scale and/or prominent facilities.	electricity to feed into the National Grid. The applicant has provided a few methods for minimising the impact on surrounding properties and environments.
(e) Recognise and promote the use of environmental management codes of practice and best practice methods in energy generation, distribution and use.	The South Wairarapa District Council is yet to develop an environmental management code of practice for energy generation.
(f) Recognise the technical and operational requirements of energy generation and distribution and its benefits to the wellbeing of the Wairarapa when setting and implementing appropriate environmental standards to avoid, remedy or mitigate the adverse effects on the environment and when assessing applications for resource consent.	The proposed activity will generate renewable electricity to feed into the National Grid and contribute to achieving the national target for renewable electricity generation.
(g) Manage subdivision and land use activities to avoid adverse effects on the efficient operation of established energy generation facilities.	Transpower's Greytown substation is 50m from the proposed site and the Masterton - Upper Hutt A transmission line traverses the southern boundary. The applicant has stated that access to Transpower's support structure will be maintained at all times.
Chapter 17 – Transportation	Assessment
(a) Identify and manage a hierarchy of roads within the Wairarapa to ensure that the function of each role is recognised and protected in the management of subdivision and land use.	Bidwills Cutting Road is a District Arterial under the WCDP. Moroa, Battersea, and Pharazyns Roads are Local Roads.
(b) Establish controls and standards on land use and subdivision to avoid, remedy or mitigate any effects of the land use on the safe and efficient functioning and operation of the road network, including loading, parking and manoeuvring.	Subject to the implementation of recommended consent conditions, it considered that any potential adverse effects on the road network will be adequately mitigated.
(c) Establish controls and standards on new intersections and access points onto roads to avoid, remedy or mitigate any adverse effects on the roads' safe and efficient functioning.	The proposal includes the development of access points into the property, from Moroa and Bidwills Cutting Roads. These are proposed to be formed to meet the required construction standards and provide appropriate depth of sightlines along Moroa Road.
(d) Promote knowledge and understanding of good roading and access design.	
(e) Support and encourage the safe provision of non-vehicular forms of transport within the road network, including cycling and walking.	Subject to the implementation of recommended consent conditions, it considered that any potential adverse effects on the road network will be adequately mitigated.
(f) Ensure a coordinated approach to addressing capacity and safety issues within the road network, working with New Zealand Transport Agency in relation to State Highways.	
(g) Protect natural, amenity and landscape values from the effects of new, reconstructed and upgraded transport infrastructure.	The proposal does not include upgrading surrounding roads.
Chapter 18 – Subdivision, Land Development & Urban Growth	Assessment
(a) Manage subdivision and land development in a manner that is appropriate for the character and qualities of the environmental zone in which it is	Subject to the implementation of the shelter belt planting and other recommended consent conditions, the proposal is generally considered to

located, while recognising that such change may alter the character and qualities.	be appropriate for the character and qualities of the Rural Production zone.
(b) Provide subdivision where it is compatible with the physical characteristics of the site, provided any adverse environmental effects are avoided, remedied or mitigated.	The proposal does not include the subdivision of land.
(c) Provide flexible subdivision in the Commercial and Industrial Zones to promote the efficient use of these resources and their infrastructural capacity.	
(d) Set minimum allotment sizes for the Residential and Rural Zones that provide a baseline for maintaining the character, scale and intensity of development of their Zones, including their servicing capacity, while recognising the differing constraints, qualities and characteristics within each zone.	
(e) Provide for higher density subdivision and development in the Residential Zone around community focus points, such as the central business districts and main transport links, and to ensure the design and quality of proposed buildings and site development maintains or enhances neighbourhood character, residential amenity values and the efficient functioning of infrastructure and roads.	
(f) Limit the intensity of subdivision and land development in those rural parts of the Wairarapa in which significant intensification may have adverse effects on the risks from natural hazards, the operational requirements of key infrastructural and land use assets, water supply catchments, and the growth of urban areas.	The proposal does not include the subdivision of land or residential land development.
(g) To provide for the subdivision of rural land for rural-residential purposes through minimum standards that seek to: i. Avoid or mitigate any significant potential adverse effects on the viability and operational requirements of any productive use of any adjacent rural or industrial land; ii. Ensure allotment sizes and the pattern of subdivision maintains the open rural character, particularly from public roads; iii. Ensure allotments are able to accommodate the likely use in accordance with the other requirements of the Plan; iv. Avoid adverse effects on the safe and efficient use of roads, and pedestrian and cycling networks; v. Satisfactorily avoid or mitigate the potential reverse sensitivity effects in relation to either nearby industrial and rural productive activities, activities allowed by the zoning, or anticipated urban growth; vi. Ensure the actual and potential effects on rural character, amenity and natural values will not be	The proposal does not include the subdivision of land.

<p>compromised by intensive and ad hoc urban development and/or through the cumulative effects of rural-residential development;</p> <p>vii. Ensure the sewage effluent from all lots can be effectively disposed without any potential adverse effects on the environment.</p> <p>viii. Ensure a potable water supply is available on each allotment.</p>	
<p>(h) Allotments below the minimum standards in the Rural Zone shall avoid all of the following outcomes:</p> <p>i. The proposed subdivision is likely to have a significant adverse effect on the viability and operational requirements of any productive use of adjacent rural or industrial land, including activities allowed by the zoning, or anticipated urban growth;</p> <p>ii. The allotment sizes and/or pattern of the subdivision would not maintain the open rural character, particularly from public roads and vantage points;</p> <p>iii. Allotments are unable to accommodate the likely use in accordance with the other requirements of the Plan;</p> <p>iv. The subdivision would require an extension or upgrading of any service or road that is not in the economic interest of the District;</p> <p>v. The subdivision would compromise the safe and efficient use of the road network;</p> <p>vi. Any exacerbation of risks from flooding or other natural hazards that is likely to occur through intensified landholdings, occupation or where capital and infrastructural investment is more than minor;</p> <p>vii. The proposal is unlikely to be able to satisfactorily and reliably dispose of effluent;</p> <p>viii. The proposal is likely to lead to ad hoc urban development and/or adverse effects on rural character, amenity, and natural values through the cumulative effects of rural residential development in the vicinity;</p> <p>ix. The proposal is unable to provide a potable supply of water</p>	<p>The proposal does not include the subdivision of land.</p>
<p>(i) Protect the quality, character and values of the Wairarapa's rural environment from the cumulative effects of intensification by limiting subdivision below the rural minimum area standards to situations where there are special circumstances that would not create a precedent.</p>	<p>The proposal does not include the subdivision of land.</p>
<p>(j) In the Rural Coastal Environment Management Area, allotments, particularly where new buildings and structures are likely to be constructed, shall:</p> <p>i. Avoid or mitigate any adverse effects on landscape, natural and amenity values from any buildings, structures and accessways;</p>	<p>The proposed site is not within the Rural Coastal Environment Management Area.</p>

<p>ii. Not degrade the natural character of the coastal environment through an inappropriate density, scale and location;</p> <p>iii. Avoid the formation of new settlements in the coastal environment;</p> <p>iv. Avoid unduly compromising coastal views and public access to the margins of the coast and rivers; and</p> <p>v. Not significantly exacerbate the risks from coastal erosion and inundation and/or other natural hazards.</p>	
<p>(k) To provide for subdivision below the minimum standards if it results in the more effective management of network utilities or the protection of significant heritage assets and natural areas.</p>	<p>The proposal does not include the subdivision of land.</p>
<p>(l) Ensure that subdivision and land development adjoining State Highways other arterial roads and the Wairarapa railway, avoid, remedy or mitigate any adverse effects on the safe and efficient operation of the roading and networks.</p>	<p>Subject to the implementation of recommended consent conditions, it considered that any potential adverse effects on the road network will be adequately mitigated.</p>
<p>(m) Manage the intensity of development along strategic arterial roads to reduce the cumulative adverse effects on the safe and efficient functioning of such links, particularly from ribbon development.</p>	<p>Bidwills Cutting Road is a District Arterial under the WCDP. Moroa, Battersea, and Pharazyns Roads are Local Roads. No other major developments along these roads currently.</p>
<p>(n) To support the use of integrated and innovative subdivision design and best practice to maintain and enhance the character and qualities of the environmental zone in which it is located.</p>	<p>The proposal does not include the subdivision of land.</p>
<p>Chapter 19 – General Amenity</p>	<p>Assessment</p>
<p>(a) Recognise that temporary activities generally have a minor effect on amenity due to their short duration, provided that some limitations are imposed as necessary to avoid significant, albeit short-term, effects.</p>	<p>This resource consent application is not for a temporary activity.</p>
<p>(b) Control the levels of noise, based on existing ambient noise and accepted standards for noise generation and receipt.</p>	<p>Subject to the implementation of recommended consent conditions, it is considered that noise effects from both the operation and construction of the solar farm will be within the permitted activity thresholds.</p>
<p>(c) Manage the interface of different environmental zones to protect the sensitive zones from more noisy areas.</p>	<p>The proposed site does not adjoin other district plan zones – all surrounding properties are Rural (Primary Production).</p>
<p>(d) Ensure vibrations occurring through the use of equipment or machinery does not cause adverse effects on the comfort of occupants of adjacent properties.</p>	<p>Vibration in the construction phase was not addressed in the application. It is recommended a consent conditions be required for a Construction Management Plan.</p>
<p>(e) Manage the intensity, location and direction of artificial lighting to avoid light spill and glare onto adjoining sites and roads, and to protect the clarity and brightness of the night sky.</p>	<p>The Landscape and Visual Assessments overall conclude that there will be low to moderate adverse effects as a result of the proposed solar farm, which will reduce to low following the establishment of the proposed planting in 5 years.</p>

<p>(f) Within the Dark Sky Management Area, 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.</p>	<p>The proposed site is within the Dark Sky Management Area. This was not addressed in the application. The application does not provide any assessment or information on this, however it is anticipated that there would be little light emitted from the solar farm during night hours.</p>
<p>(g) Manage activities with unacceptable visual effects on amenity values, in accordance with the qualities of each environmental zone. As a guide to determining if an activity has unacceptable visual effects, consideration will be given to other policies relevant to a particular activity or environmental zone.</p>	<p>The applicant proposes planting Japanese Cedar shelterbelts along the periphery of the property to minimise unacceptable visual effects on amenity values. Japanese Cedar shelterbelts are currently present throughout the Rural Zone.</p>
<p>(h) Manage the levels of odour and dust by avoiding inappropriate odours and dust from adversely affecting sensitive activities on adjoining properties.</p>	<p>The applicant has recommended a consent condition requiring a Construction Management Plan which will ensure any odour or dust effects will be adequately managed.</p>
<p>(i) Avoid, remedy or mitigate the potential effects of subdivision and development on street trees.</p>	<p>This proposal will not impact any street trees.</p>
<p>(j) Allow for activities undertaken on either reserve land which are consistent with the Reserve Management Plan for that reserve where one exists, or on public land dedicated for community, recreational, sporting, educational, cultural, festive, and ceremonial or gala/market day purposes.</p>	<p>The proposed activity will not be undertaken on reserve land.</p>