Attachment 8: Assessment of District Plan

Assessment of the Wairarapa Combined District Plan (WCDP)

Rule	Description	Compliance
21.1.11 Outdoor Artificial Light	 (a) The emission of outdoor artificial light (including glare) meets the following standard: (i) A maximum artificial light level of 8 lux (lumens per square metre) measured at 1.5m above ground level at the site boundary. (ii) Within the Dark Sky Management Area identified within Appendix 16, all outdoor lighting shall have a colour temperature of light emitted of 3000K Kelvin or lower. (iii) Within the Dark Sky Management Area identified within Appendix 16, all outdoor lighting with a light output of 500 lamp lumens or greater shall be shielded or titled so as to not emit any light at or above a horizontal plane measured at the light source. Exceptions: (iv)Lighting controlled by motion-activated switches limiting the duration of illumination to less that five (5) minutes after activation are exempt from complying with standards (ii) and (iii) above. (v) Night-time works for the construction, maintenance and upgrading of network utilities and energy generation facilities undertaken by a network utility operator or wind energy facility operator are exempt from complying with standards (ii) and (iii) above. (vi)Lighting on existing buildings or structures erected or maintained pursuant to civil aviation or maritime transport legislation are exempt from complying with 	Complies Complies Complies
	standards (ii) and (iii) above. (vii) Lighting from or mounted to movable vehicles.	
21.1.13 Noise	 (a) Noise Emission Levels shall be subject to zone rules for noise, and shall comply with the standards below. (b) General (i) Sound levels shall be measured in accordance with NZS 6801:1999 "Acoustics – Measurement of Sound", and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound". (c) Construction Noise (i) Construction noise shall be measured and assessed in accordance with NZS6803:1999 "Acoustics – Construction Noise" and shall not exceed the noise limits set out in Table 2 of that Standard for the timeframes stated. (ii) Provided that the provisions of the standard related to the duration of construction events and the more or less stringent noise limits applicable in such circumstances shall apply. 	Complies Complies Complies
21.1.15	(a) No fortifications shall be placed on any property so as to preclude or inhibit entry by the Police or any authorised officer.	N/A

Rule	Description	Compliance
Access to Premises		
21.1.24 Network Utilities and Energy Generation Facilities	 (a) The construction, maintenance and upgrading of network utilities and energy generation facilities which meets the following standards: (i) Maximum Height and Setbacks II above ground network utility and meteorological structures, except lines, poles, towers, masts, aerials, antennas and their brackets or attachments, must comply with the maximum height standards, maximum height to boundary, and minimum building setback, for the Environmental Zone in which they are located. 	N/A (Maximum height and setback requirements refer to network utilities. Under Rule 21.1.24, standards relate to 'existing' energy generating facilities. Therefore, 'new' energy generating facilities are not subject to Rule 21.1.24). Also, all undergrounding cabling within the solar farm, solar farm switchyard and cable connecting to the National Grid (Transpower substation) are considered part of the 'energy generation facility' and not a network utility.
21.1.25 Roads, Access, Parking & Loading Areas	 (a) All new roads, intersections, access, parking and loading areas shall be provided in accordance with the provisions of Appendix 5 – Requirements for Roads, Access, Parking and Loading. (b) Access (i) All sites and activities shall have safe and practicable vehicle access from a public road. All vehicle crossings and intersections shall be positioned and constructed in accordance with the standards in Appendix 5. (c) Parking and Loading 	Complies Complies
	 (i) Provision of On-Site Parking and Loading (1) Every activity shall provide off-street parking and loading for vehicles associated with the activity and vehicles expected to visit or be stored on the site in connection with the activity, in accordance with Table 21.1.25.1. (2) Where any activity is changes or any building erected or altered, sufficient vehicle parking and loading shall be provided to meet the demands generated by the altered activity or building, in accordance with Table 21.1.25.1. 	Complies Complies

Rule	Description	Compliance
	(3) On sites where there are multiple activities, and each activity requires vehicle parking in terms of this Plan, the total parking required shall be the combined total requirement for all activities. The Council will consider reducing parking requirements, where it is demonstrable that parking demands generated by each activity to not occur simultaneously and that operational hours or arrangements of those activities means shared	Complies
	 parking will occur. (4) Loading bays and spaces may be counted as parking space(s) according to the number of parking spaces able to be accommodated. (iv) Vehicle Access and Manoeuvring Space (1) Each required vehicle park shall have practical access from a public road. Sufficient manoeuvring space shall be provided to enable vehicles to enter and exit the site in a forward direction. Exception: The requirement to exit and enter a site in a 	Complies
	forward direction shall not apply to a front lot in the Residential Zone where a garage is attached to a dwelling and that obtains access to a District Arterial, Collector or Local Road. This exception does not apply where access is obtained directly from the State Highway or a Strategic Arterial Road.	Complies
	 Note: The hierarchy of roads is identified in Volume 2 of the Plan: Maps. (v) Vehicle Parking Spaces and Access Aisles to Remain Clear (1) Dedicated vehicle parking space and access shall remain unobstructed by other activities and shall not be diminished by storage of goods or erection of any structure. (vi) Design of Vehicle Parking and Loading Spaces (1) Every parking space shall be designed and constructed in accordance with AS/NZS 	
	 2890.1:2004 Parking Facilities (2) Each required loading space shall be of usable shape and have a minimum length of 7.5 metres, minimum width of 3.5 metres, and minimum clear height of 4.5 metres. Sufficient manoeuvring space shall be provided to accommodate a 90 percentile two-axle truck. In the Commercial and Industrial Zones where articulated vehicles are to be used, the layout shall be designed to accommodate such vehicles. (vii) Standards of Construction of Vehicle Parking Spaces (1) All required vehicle parking spaces and access aisles shall be formed, sealed and marked, and shall be provided with surface water drainage. 	Complies
		Complies

Rule	Description	Compliance
		Complies
	(a) Natural utility structures (ather then mosts and poles)	Complies
21.2.1 Network Utilities	 (a) Network utility structures (other than masts and poles) above ground not exceeding 4m² in gross floor area and/or 2m in height within legal road reserve. The matters over which control is reserved are: (i) Height and design; (ii) Siting; (iii) Screening and landscape treatment; (iv)Safe and efficient operation of the road network. 	N/A Does not refer to energy generation facilities.
21.4.9 Buildings within 20m of a High Voltage Transmission Line	 (a) Any building within 20 metres if the centre line of a high voltage (110kV or more) transmission line (as shown on the Planning Maps). retion is restricted to the following matters: (i) The design or location of buildings to enable the transmission line to be efficiently used, operated and accessed; (ii) Building orientation with regard to the location and visual impacts of the transmission lines; (iii)Measures necessary to ensure the transmission line's security; (iv)Compliance with the New Zealand Electrical Code of Practice for Electrical Safety Distances: NZECP: 34:2001; (v) Any consultation with the owners of the transmission lines; and (vi)The manners in which adverse effects associated with reverse sensitivity are avoided, remedied or mitigated. 	No structures to be developed within 20m of the centre line of a high voltage transmission line. Complies
21 – Other	21.1.1 – Notable Trees and Street Trees	N/A
district wide activity provisions	 21.1.1 - Notable Hoose and encode Hoose 21.1.2 - Sites of Historic Heritage Value 21.1.3 - Historic Heritage Precincts 21.1.4 - Outstanding Landscapes 21.1.5 - Significant Natural Areas 21.1.6 - Indigenous Vegetation and Habitats 21.1.7 - Wetland Restoration and Enhancement 21.1.8 - Reserves 21.1.9 - Significant Waterbodies 21.1.10 - Activities on the Surface of Freshwater 21.1.12 - Dust and Odour 21.1.14 - Derelict Vehicles 	

Rule	Description	Compliance
	21.1.16 – Temporary Activities	
	21.1.17 – Coastal Environment Management Area	
	21.1.18 – Foreshore Protection Area	
	21.1.19 – Faultline Hazard Area	
	21.1.20 – Flood Hazard Area and Erosion Hazard Area	
	21.1.21 – Soil Conservation and River Control Works	
	21.1.22 – Hazardous Substances and Facilities	
	21.1.23 – Activities within Contaminated Land	
	21.1.26 – Water Supply, Wastewater and Stormwater	
	21.1.27 – Financial Contributions	
	21.1.28 – Aerodrome Protection	
21.2	21.2.2 – Hazardous Facilities	N/A
Controlled	21.2.3 – Wetland Restoration and Enhancement	
Activities	21.2.4 – Meteorological Structures	
21.3	21.3(a) – Meteorological structures	N/A
Standards for Controlled		
Activities		
21.4	21.4.1 – Work Undertaken on a Notable Tree or Street Tree	N/A
Restricted	21.4.2 - Indigenous Vegetation	
Discretionary Activities	21.4.3 - Structures in the Coastal Environment Management Area	
	21.4.4 – Earthworks in the Coastal Environmental Management Area	
	21.4.5 – Significant Waterbodies	
	21.4.6 – Motorised commercial recreation on the surface of freshwater	
	21.4.7 – Flood Hazard Area and Erosion Hazard Area	
	21.4.8 – Network Utility Structures within Road Reserve	
	21.4.10 – Activities within Contaminated Land	
	21.4.11 – Noise Sensitive Activities within Outer Air Noise Boundary	
	21.4.12 – Goat Farming	
	21.4.13 – Financial Contributions	
	21.4.14 – Roads, Access, Parking and Loading Areas	
	21.4.15 – Meteorological Structures	
	21.4.16 – Helicopter Landing Areas	
	21.4.17 – Water Supply, Wastewater and Stormwater	
21.5	21.5(a) – Helicopter Landing Area	N/A
Standards for Restricted Discretionary Activities		

Rule	Description	Compliance
21.6	The following are Discretionary Activities:	Solar farms are
21.6 Discretionary Activities	 The following are Discretionary Activities: (a) Any activity that does not comply with the standards for permitted activities or is otherwise not specified as a controlled, or restricted discretionary activity. (b) Any earthworks or structures not complying with the permitted activity standards in any outstanding landscapes. (c) Any modification, alteration, disturbance or destruction of any outstanding natural feature listed in Appendix 1.2 Outstanding Natural Features. (d) Modification or damage to, or destruction of, or within, any Significant Natural Areas listed in Appendix 1.3. (e) Any modification, alteration, disturbance or destruction of any archaeological site, geological site, waahi tapu, or area of significance to tangata whenua listed in Appendix 1.6 Sites of Significance to Tangata Whenua. (f) Any alteration, addition, relocation, reconstruction, partial demolition or total demolition not complying with the permitted activity standards for any heritage item listed in Appendix 1.7 Heritage Items, except for relocation and demolition of a Category 1 item under Rule 21.7(a). (g) The following activities within the Historic Heritage Precincts listed in Appendix 1.8: we buildings, including accessory buildings and the premises; iteration, addition or reconstruction of any buildings. (h) Any repairs and maintenance in any Historic Heritage Precinct listed in Appendix 1.8 and located in the Masterton District. (i) Boarding kennels and catteries. (j) Wind energy facilities. (k) Any activity within the Greytown Future Development Area that is not consistent with the Structure Plan for this area. (n) Any activity involving the disturbance, removal, damage or destruction ("modification") of a wetland, except for planting restoration and enhancement work provided for in Rules 21.1.7 and 21.2.3. (m) Development Concept Plan in a Future Development Area. (n) Any hazardo	-
	(n) Any hazardous facility where the total quantity of hazardous substances of any hazard classification on the site is in the range of the quantities for the relevant zone	
	 (o) Any activity within a Future Development Area for which there is no approved Development Concept Plan and which is not otherwise a permitted activity in the Rural Zone. (p) Any helicopter landing area that does not comply with the standards for a restricted discretionary activity in Rule 21.5(a)(i). (q) Earthworks within the Foreshore Protection Area (except as provided for in Rule 21.1.18(a)(iv)). 	

Rule	Description	Compliance
	(r) The erection, placement, or conversion of a building for habitable use within the Flood Hazard Area or Erosion Hazard Area.	
21.7	The following are Non-Complying Activities:	N/A
Non- Complying Activities	 (a) Relocation or demolition of any structure or building listed as a Category 1 item in Appendix 1.7 Heritage Items. 	
4.5.1 Permitted Activities	 (a) Any activity listed as a District Wide Permitted Activity in the rules in Section 21.1, and which complies with the relevant standards in those rules and Section 4.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 4.5 or 21. (b) Any activity not listed as a District Wide Permitted Activity in the rules in Section 21.1, and which complies with the relevant standards in Section 4.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Section 4.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or noncomplying activity under Sections 4.5 or 21. 	N/A – Solar farm is not specified as a District- Wide Permitted Activity. Specified as Restricted Discretionary Activity in Section 4.5 – See paragraph 3.5 below
4.5.2 Standards for Permitted Activities	 (a) Maximum Building Height Dwellings: 10 metres. Other Buildings: 15 metres. Within the Dark Sky Management Area identified within Appendix 16, Outdoor Sports Lighting Poles at Recreational Facilities: 18 metres 	Complies
	 (b) Maximum Height to Boundary (i) 3 metres height at the boundary with a 45° recession plane. 	Complies
	 (c) Minimum Building Setback (excluding dwellings) (i) 10 metres from the front road boundary of sealed roads. (ii) 25 metres from the front road boundary of unsealed roads. (iii) 5 metres from all other boundaries. (iv) 25 metres from any Significant Waterbody listed in Appendix 1.9. (v) 5 metres from any other waterbody. (vi) In the South Wairarapa District, 20 metres of the banks of any river and stream whose bed which has an average width of 3 metres or more. (Note: For the purpose of this rule, 'bed' is the definition applied in Section 2 of the Resource Management Act for a 'bed' in relation to any river for the purposes of esplanade reserves Exception: (vii) For sites of less than 4,500m2, an accessory building may be located up to 1.5 metres from side and rear boundaries. (viii) Bridges are excluded from complying with setback 	Complies
	standards in relation to a waterbody. (d) Minimum Dwelling Setback (i) 10 metres from the front road boundary of sealed roads. (ii) 25 metres from the front boundary of unsealed roads.	N/A

Rule	Description	Compliance
Rule	 (iii) 25 metres from all other boundaries except, (that if the Certificate of Title for the site was issued before 29 March 2008, or resource consent to subdivide was granted for the site before 29 March 2008 then the setback can be 10 metres). (iv) 25 metres from any significant waterbody listed in Appendix 1.9. (v) In the South Wairarapa District, 20 metres from the banks of any river and stream whose bed which has an average width of 3 metres or more. (Note: for the the purposes of this rule "bed" is the definition applied in section 2 of the Resource Management Act for a "bed" in relation to any river for the purposes of esplanade reserves). (vi) 5 metres from any other waterbody. (vii) 35 metres from the edge of a plantation forest under separate ownership. 	Compliance
	 (viii) 300 metres from a boundary with untreated agricultural effluent disposal areas. (ix) 300 metres from an oxidation pond. (x) 150 metres from the perimeter of a spray disposal area with ecoli concentrations of less than a median of 2,000cfu/100ml. (xi) 75 metres from the perimeter of a surface disposal area with ecoli concentrations of less than a median of 2,000cfu/100ml. (xii) 75 metres from the perimeter of a surface disposal area with ecoli concentrations of less than a median of 2,000cfu/100ml. (xii) 75 metres from the perimeter of a surface disposal area with ecoli concentrations of less than a median of 100cfu/100ml using low pressure (<1.4bar), low boom (<1.52 metres) sprinkler systems without end guns, at a wind speed of 4 metres per second (14.4km per hour) including sustained gusts. (xiii) 25 metres from the perimeter of a surface disposal area with ecoli concentrations of less than a median of 100cfu/100ml using lows. 	
	 (xiv) 500 metres from an intensive farming activity under separate ownership. (e) Number of Dwellings (including Minor Dwellings) (i) In the Rural (Primary Production) Zone, one dwelling per Certificate of Title under 4 hectares, two dwellings per Certificate of Title between 4 - 100 hectares, and three dwellings per Certificate of Title over 100 hectares in size. (ii) In the Rural (Special) Zone, one dwelling per Certificate of Title. (iii) In the Rural (Special) Zone, one dwelling per Certificate of Title. (iii) In the Coastal Environment Management Area within the Rural (Primary Production) Zone, one dwelling per Certificate of Title. (iv)One minor dwelling (additional to the number of dwellings permitted by Rule 4.5.2€) shall be permitted per Certificate of Title provided that it complies with the following standards: (1) The site is not within the Coastal Environment Management Area and is not zoned Rural (Special); (2) The number of existing dwellings does not already 	N/A

Rule	Description	Compliance
	 (3) The minor dwelling is a maximum of 5m high and under 60m2 total gross floor area and; (4) The minor dwelling is no further than 30m away from the main dwelling at the minor dwelling's most distant point. 	
	 (f) Noise Limits (i) The sound level from activities within any site, excluding mobile sources associated with primary production (e.g. tractors, harvesters), shall not exceed the following limits within any measurement time interval in the stated time-frames, when assessed at any point within the notional boundary of any dwelling on any site within the Rural Zone but excluding any dwelling on the property where the sound levels are generated, and at any point within the boundary of any site within the Residential Zone: 	Complies
	7.00am- 7.00pm 55dBA L10 Nighttime 7.00pm- 45dBA L10	
	7.00am 9.00pm- 75dBA 7.00am Lmax	
	 (ii) All sound levels shall be measured in accordance with NZS 6801:1999 "Acoustics – Measurement of Environmental Sound", and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound". Exceptions: following devices are excluded from complying with the above maximum sound levels provided they comply with the following standards: (iii) Bird Scaring Devices (iv) Frost Protection Devices (v) Helicopter Operation, 145 Chester Road, Carterton 	Complies
		N/A N/A N/A
	 (g) Chester Road Helicopters Operation Noise Contours (i) Any new dwelling, alterations or additions of a habitable room to a noise sensitive activity within the Outer Air Noise Boundary (50 dBA) as shown on the Planning Maps shall be designed and constructed in compliance with one of the following. 	N/A
	 (h) Signs (i) Any permanent sign shall be permitted provided it complies with the following standards. 	N/A
	 (i) Roads, Access, Parking and Loading Areas (i) Compliance with the standards in Appendix 5 – Requirements For Roads, Access, Parking and Loading. 	Complies
	(j) Plantation Forestry	N/A

Rule	Description	Compliance
	(i) Plantation forestry shall be permitted provided it complies with the following standards.	
	 (k) Intensive Farming (i) Intensive farming shall be permitted provided it 	N/A
	complies with the following standards. (I) Conservation Management	N/A
	(i) In the Rural (Conservation) Zone, any activity, undertaken for the use and management of land for conservation and recreation purposes, including the construction of associated structures and earthworks, is in accordance with section 4(3) of the Resource Management Act 1991.	
	(m) Disposal of Wastewater from a Municipal Wastewater Treatment Plant shall comply with the setback distances.	N/A
4.5.3	The following are Controlled Activities:	
Controlled Activities	 (a) Any activity involving relocating a dwelling or other principal building. matters over which control is reserves are: 	N/A
	 (i) Siting, design, and exterior condition; (ii) Screening and landscape treatment; (iii) Bonds; 	
	 (iv) Transportation route. (b) Papakainga housing that does not comply with the number of dwellings in Rule 4.5.2(e). matters over which control is reserves are: 	N/A
	 (i) Access and parking; (ii) Requirements for infrastructure and servicing. (c) Dwellings for farm worker accommodation purposes which are in addition to the number of dwellings permitted under Rule 4.5.2(e), provided they comply with the standards in Rule 4.5.4(a). matters over which control is reserved are: 	
	 (i) Location, scale, design and appearance of buildings; (ii) Access and parking; (iii) Requirements for infrastructure and servicing; (iv) The use of the building. 	N/A
4.5.4 Standards for Controlled Activities	 (a) Farm Worker Accommodation (i) The site is over 500 hectares in size (ii) One dwelling for farm worker accommodation purposes per 500 hectares. 	N/A
4.5.5	The following are Restricted Discretionary Activities:	
Restricted Discretionary Activities	 (a) Any bird-scaring device that is not operated in accordance with the standards for permitted activities (4.5.2(f) Exception (i)). retion is restricted to the following matters: 	N/A
	 (i) Restrictions on the operation of the device, including hours and circumstances of operation and setback distances; (ii) Noise mitigation measures; (iii) Bonds. 	
	(b) Any frost protection device that is not operated in accordance with the standards for permitted activities (4.5.2(f) Exception (ii)).	

Rule	Description	Compliance
	retion is restricted to the following matters:	N/A
	 (i) Restrictions on the operation of the device, including hours and circumstances of operation and setback distances; (ii) Noise mitigation measures; (iii) Bonds (c) Any activity that is not required for primary production and residential purposes that requires either: (a) the construction or use of a building over 25m2 in gross floor area; or (b) the external storage of goods, products or vehicles (including contractors yards); and is not otherwise listed as a controlled, restricted discretionary, discretionary or non-complying activity. retion is restricted to the following matters: (i) Sting of any building; (ii) Design and location of the access; (iii) Location, size and effects of any signage; (iv) Amenity and visual effects; (v) Landscaping and screening; (vi)Noise generated by the activity; (vii) Changes in the type and amount of traffic; (viii) Effects of retail activities in the Rural Zone on the viability and vitality of the existing town centres of Masterton, Carterton Greytown, Martinborough and Featherston; (ix)Servicing and infrastructure requirements. (d) Any motorised outdoor recreation activity. retion is restricted to the following matters: (i) Hours of operation; (ii) Changes in the type and amount of traffic; (v) Location. (e) Any activity that does not meet one or more of the standards for permitted or controlled activities. retion is restricted to the following matters: (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s) that is not met. 	N/A Consent required – See paragraph 3.5 below
		N/A
4.5.6	The following are Discretionary Activities:	
Discretionary Activities	(a) Any activity listed in the Schedule of Primary Industry (Appendix 4).(b) Any industrial activity.	N/A

Rule	Description	Compliance
	(c) Any retail activity with a gross floor area from 200m2 up to 2,000m2.	N/A
	2,000112.	N/A
4.5.7	The following are Non-Complying Activities:	
Non- Complying Activities	 (a) Any new noise sensitive activity located within the Inner Air Noise Boundary (65 dBA) as shown on the Planning Maps for the operation of the helicopter landing activity at 145 Chester Road, Carterton, legally described as Lot 1 DP 88190. (b) Any retail activity with a gross floor area, 2,000m2 and over. 	N/A N/A