

# Attachment 8: Assessment of District Plan

# Assessment of the Wairarapa Combined District Plan (WCDP)

Rule	Description	Compliance
<p><b>21.1.11</b> <b>Outdoor Artificial Light</b></p>	<p>(a) The emission of outdoor artificial light (including glare) meets the following standard:</p> <ul style="list-style-type: none"> <li>(i) A maximum artificial light level of 8 lux (lumens per square metre) measured at 1.5m above ground level at the site boundary.</li> <li>(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.</li> <li>(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.</li> </ul> <p>Exceptions:</p> <ul style="list-style-type: none"> <li>(iv) Lighting controlled by motion-activated switches limiting the duration of illumination to less than five (5) minutes after activation are exempt from complying with standards (ii) and (iii) above.</li> <li>(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.</li> <li>(vi) Lighting on existing buildings or structures erected or maintained pursuant to civil aviation or maritime transport legislation are exempt from complying with standards (ii) and (iii) above.</li> <li>(vii) Lighting from or mounted to movable vehicles.</li> </ul>	<p><b>Complies</b></p> <p><b>Complies</b></p> <p><b>Complies</b></p>
<p><b>21.1.13</b> <b>Noise</b></p>	<p>(a) Noise Emission Levels shall be subject to zone rules for noise, and shall comply with the standards below.</p> <p>(b) General</p> <ul style="list-style-type: none"> <li>(i) Sound levels shall be measured in accordance with NZS 6801:1999 "<i>Acoustics – Measurement of Sound</i>", and assessed in accordance with NZS 6802:1991 "<i>Assessment of Environmental Sound</i>".</li> </ul> <p>(c) Construction Noise</p> <ul style="list-style-type: none"> <li>(i) Construction noise shall be measured and assessed in accordance with NZS6803:1999 "<i>Acoustics – Construction Noise</i>" and shall not exceed the noise limits set out in Table 2 of that Standard for the timeframes stated.</li> <li>(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.</li> </ul>	<p><b>Complies</b></p> <p><b>Complies</b></p> <p><b>Complies</b></p>
<p><b>21.1.15</b></p>	<p>(a) No fortifications shall be placed on any property so as to preclude or inhibit entry by the Police or any authorised officer.</p>	<p><b>N/A</b></p>

Rule	Description	Compliance
<b>Access to Premises</b>		
<b>21.1.24 Network Utilities and Energy Generation Facilities</b>	<p>(a) The construction, maintenance and upgrading of network utilities and energy generation facilities which meets the following standards:</p> <p>(i) Maximum Height and Setbacks</p> <p>ll 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.</p>	<p><b>N/A</b> (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.</p>
<b>21.1.25 Roads, Access, Parking &amp; Loading Areas</b>	<p>(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.</p> <p>(b) Access</p> <p>(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.</p> <p>(c) Parking and Loading</p> <p>(i) Provision of On-Site Parking and Loading</p> <p>(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.</p> <p>(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.</p>	<p><b>Complies</b></p> <p><b>Complies</b></p> <p><b>Complies</b></p> <p><b>Complies</b></p>



Rule	Description	Compliance
		<p><b>Complies</b></p> <p><b>Complies</b></p>
<p><b>21.2.1 Network Utilities</b></p>	<p>(a) Network utility structures (other than masts and poles) above ground not exceeding 4m<sup>2</sup> in gross floor area and/or 2m in height within legal road reserve. The matters over which control is reserved are:</p> <ul style="list-style-type: none"> <li>(i) Height and design;</li> <li>(ii) Siting;</li> <li>(iii) Screening and landscape treatment;</li> <li>(iv) Safe and efficient operation of the road network.</li> </ul>	<p><b>N/A</b> Does not refer to energy generation facilities.</p>
<p><b>21.4.9 Buildings within 20m of a High Voltage Transmission Line</b></p>	<p>(a) Any building within 20 metres of the centre line of a high voltage (110kV or more) transmission line (as shown on the Planning Maps). Attention is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) The design or location of buildings to enable the transmission line to be efficiently used, operated and accessed;</li> <li>(ii) Building orientation with regard to the location and visual impacts of the transmission lines;</li> <li>(iii) Measures necessary to ensure the transmission line's security;</li> <li>(iv) Compliance with the New Zealand Electrical Code of Practice for Electrical Safety Distances: NZECP: 34:2001;</li> <li>(v) Any consultation with the owners of the transmission lines; and</li> <li>(vi) The manners in which adverse effects associated with reverse sensitivity are avoided, remedied or mitigated.</li> </ul>	<p>No structures to be developed within 20m of the centre line of a high voltage transmission line.</p> <p><b>Complies</b></p>
<p><b>21 – Other district wide activity provisions</b></p>	<p>21.1.1 – Notable Trees and Street Trees 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</p>	<p><b>N/A</b></p>

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	
<b>21.2 Controlled Activities</b>	21.2.2 – Hazardous Facilities 21.2.3 – Wetland Restoration and Enhancement 21.2.4 – Meteorological Structures	<b>N/A</b>
<b>21.3 Standards for Controlled Activities</b>	21.3(a) – Meteorological structures	<b>N/A</b>
<b>21.4 Restricted Discretionary Activities</b>	21.4.1 – Work Undertaken on a Notable Tree or Street Tree 21.4.2 - Indigenous Vegetation 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	<b>N/A</b>
<b>21.5 Standards for Restricted Discretionary Activities</b>	21.5(a) – Helicopter Landing Area	<b>N/A</b>

Rule	Description	Compliance
<p><b>21.6</b> <b>Discretionary Activities</b></p>	<p>The following are Discretionary Activities:</p> <ul style="list-style-type: none"> <li>(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.</li> <li>(b) Any earthworks or structures not complying with the permitted activity standards in any outstanding landscape listed in Appendix 1.1 Outstanding Landscapes.</li> <li>(c) Any modification, alteration, disturbance or destruction of any outstanding natural feature listed in Appendix 1.2 Outstanding Natural Features.</li> <li>(d) Modification or damage to, or destruction of, or within, any Significant Natural Areas listed in Appendix 1.3.</li> <li>(e) Any modification, alteration, disturbance or destruction of any archaeological site, geological site, waahi tapu, or area of significance to tangata whenua listed in Appendix 1.5 Archaeological and Geological Sites and Appendix 1.6 Sites of Significance to Tangata Whenua.</li> <li>(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).</li> <li>(g) The following activities within the Historic Heritage Precincts listed in Appendix 1.8: <ul style="list-style-type: none"> <li>new buildings, including accessory buildings and the premises;</li> <li>alteration, addition or reconstruction of any buildings;</li> <li>signs within the Residential Zone;</li> <li>Demolition, removal or relocation of structures and buildings.</li> </ul> </li> <li>(h) Any repairs and maintenance in any Historic Heritage Precinct listed in Appendix 1.8 and located in the Masterton District.</li> <li>(i) Boarding kennels and catteries.</li> <li>(j) Wind energy facilities.</li> <li>(k) Any activity within the Greytown Future Development Area that is not consistent with the Structure Plan for this area.</li> <li>(l) Any activity involving the disturbance, removal, damage or destruction (“modification”) of a wetland, except for planting restoration and enhancement work provided for in Rules 21.1.7 and 21.2.3.</li> <li>(m) Development Concept Plan in a Future Development Area.</li> <li>(n) Any hazardous facility where the total quantity of hazardous substances of any hazard classification on the site is in the range of the quantities for the relevant zone specified as a Discretionary Activity in the Hazardous Facilities Consent Status Table (Appendix 2), and the activity complies with the permitted activity performance standards in Rule 21.1.22 above.</li> <li>(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.</li> <li>(p) Any helicopter landing area that does not comply with the standards for a restricted discretionary activity in Rule 21.5(a)(i).</li> <li>(q) Earthworks within the Foreshore Protection Area (except as provided for in Rule 21.1.18(a)(iv)).</li> </ul>	<p><b>Solar farms are not otherwise specified in Chapter 21. Therefore, Rule 21.6(a) applies. Consent required. See paragraph 3.4 below.</b></p>

Rule	Description	Compliance
	(r) The erection, placement, or conversion of a building for habitable use within the Flood Hazard Area or Erosion Hazard Area.	
<b>21.7 Non-Complying Activities</b>	The following are Non-Complying Activities: (a) Relocation or demolition of any structure or building listed as a Category 1 item in Appendix 1.7 Heritage Items.	<b>N/A</b>
<b>4.5.1 Permitted Activities</b>	(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 noncomplying activity under Sections 4.5 or 21.	<b>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</b>
<b>4.5.2 Standards for Permitted Activities</b>	(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	<b>Complies</b>
	(b) Maximum Height to Boundary (i) 3 metres height at the boundary with a 45° recession plane.	<b>Complies</b>
	(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 4,500m <sup>2</sup> , an accessory building may be located up to 1.5 metres from side and rear boundaries. (viii) Bridges are excluded from complying with setback standards in relation to a waterbody.	<b>Complies</b>
	(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.	<b>N/A</b>



Rule	Description	Compliance
	<ul style="list-style-type: none"> <li>(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).</li> <li>(iv) 25 metres from any significant waterbody listed in Appendix 1.9.</li> <li>(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 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).</li> <li>(vi) 5 metres from any other waterbody.</li> <li>(vii) 35 metres from the edge of a plantation forest under separate ownership.</li> <li>(viii) 300 metres from a boundary with untreated agricultural effluent disposal areas.</li> <li>(ix) 300 metres from an oxidation pond.</li> <li>(x) 150 metres from the perimeter of a spray disposal area with ecoli concentrations of less than a median of 2,000cfu/100ml.</li> <li>(xi) 75 metres from the perimeter of a surface disposal area with ecoli concentrations of less than a median of 2,000cfu/100ml.</li> <li>(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 (&lt;1.4bar), low boom (&lt;1.52 metres) sprinkler systems without end guns, at a wind speed of 4 metres per second (14.4km per hour) including sustained gusts.</li> <li>(xiii) 25 metres from the perimeter of a surface disposal area with ecoli concentrations of less than a median of 100cfu/100ml.</li> <li>(xiv) 500 metres from an intensive farming activity under separate ownership.</li> </ul>	
	<ul style="list-style-type: none"> <li>(e) Number of Dwellings (including Minor Dwellings) <ul style="list-style-type: none"> <li>(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.</li> <li>(ii) In the Rural (Special) Zone, one dwelling per Certificate of Title.</li> <li>(iii) In the Coastal Environment Management Area within the Rural (Primary Production) Zone, one dwelling per Certificate of Title.</li> <li>(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: <ul style="list-style-type: none"> <li>(1) The site is not within the Coastal Environment Management Area and is not zoned Rural (Special);</li> <li>(2) The number of existing dwellings does not already exceed that permitted under Rule 4.5.2(i) and;</li> </ul> </li> </ul> </li> </ul>	N/A

Rule	Description	Compliance									
	<p>(3) The minor dwelling is a maximum of 5m high and under 60m<sup>2</sup> total gross floor area and;</p> <p>(4) The minor dwelling is no further than 30m away from the main dwelling at the minor dwelling's most distant point.</p>										
	<p>(f) Noise Limits</p> <p>(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:</p> <table border="1" data-bbox="480 734 1137 936"> <tbody> <tr> <td data-bbox="480 734 710 801"></td> <td data-bbox="710 734 930 801">7.00am-7.00pm</td> <td data-bbox="930 734 1137 801">55dBA L10</td> </tr> <tr> <td data-bbox="480 801 710 869">Nighttime</td> <td data-bbox="710 801 930 869">7.00pm-7.00am</td> <td data-bbox="930 801 1137 869">45dBA L10</td> </tr> <tr> <td data-bbox="480 869 710 936"></td> <td data-bbox="710 869 930 936">9.00pm-7.00am</td> <td data-bbox="930 869 1137 936">75dBA Lmax</td> </tr> </tbody> </table> <p>(ii) All sound levels shall be measured in accordance with NZS 6801:1999 "<i>Acoustics – Measurement of Environmental Sound</i>", and assessed in accordance with NZS 6802:1991 "<i>Assessment of Environmental Sound</i>".</p> <p>Exceptions:</p> <p>following devices are excluded from complying with the above maximum sound levels provided they comply with the following standards:</p> <p>(iii) Bird Scaring Devices</p> <p>(iv) Frost Protection Devices</p> <p>(v) Helicopter Operation, 145 Chester Road, Carterton</p>		7.00am-7.00pm	55dBA L10	Nighttime	7.00pm-7.00am	45dBA L10		9.00pm-7.00am	75dBA Lmax	<p><b>Complies</b></p> <p><b>Complies</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p>
	7.00am-7.00pm	55dBA L10									
Nighttime	7.00pm-7.00am	45dBA L10									
	9.00pm-7.00am	75dBA Lmax									
	<p>(g) Chester Road Helicopters Operation Noise Contours</p> <p>(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.</p>	<p><b>N/A</b></p>									
	<p>(h) Signs</p> <p>(i) Any permanent sign shall be permitted provided it complies with the following standards.</p>	<p><b>N/A</b></p>									
	<p>(i) Roads, Access, Parking and Loading Areas</p> <p>(i) Compliance with the standards in Appendix 5 – Requirements For Roads, Access, Parking and Loading.</p>	<p><b>Complies</b></p>									
	<p>(j) Plantation Forestry</p>	<p><b>N/A</b></p>									





