

PROPOSED WAIRARAPA COMBINED DISTRICT PLAN

VOLUME ONE: TEXT

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Combined Plan prepared by the Masterton District Council, Carterton District Council and South Wairarapa District Council pursuant to Section 80 of the Resource Management Act 1991



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INTRODUCTION

1 GENERAL INTRODUCTION

1.1 What is a District Plan?

District Plans set out the objectives, policies, rules and other methods adopted by District Councils to promote the sustainable management of the natural and physical resources of their territories. District Plans are required under the Resource Management Act 1991, to assist District Councils to carry out their functions in order to achieve the purpose of the Act.

1.2 The Resource Management Act 1991

The purpose of the Act is the sustainable management of natural and physical resources. Section 5(2) of the Act defines sustainable management as:

Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

- a. *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonable foreseeable needs of future generations; and*
- b. *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- c. *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

1.3 Legislative Requirements

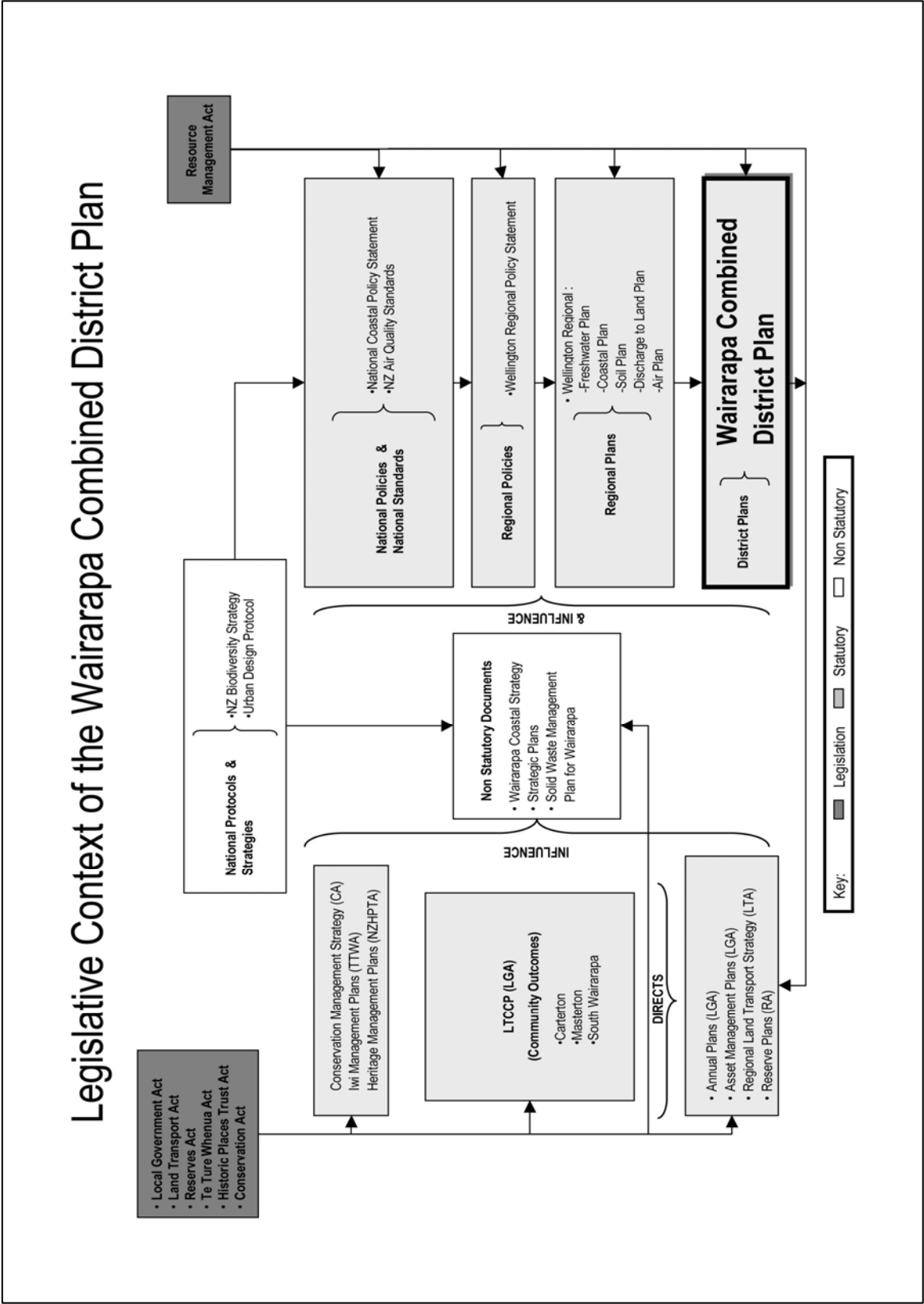
Under Section 31 of the Resource Management Act, District Councils are responsible for the following:

- a) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the District;
- b) The control of any actual or potential effects of the use, development, or protection of land, including for the purpose of:
 - The avoidance or mitigation of natural hazards;
 - The prevention or mitigation of the effects of storage, use, disposal or transportation of hazardous substances;
 - The prevention or mitigation of any adverse effects of the development, subdivision or use of contaminated land;
 - The maintenance of indigenous biological diversity;
- c) The control of the emission of noise and the mitigation of the effects of noise;
- d) The control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes; and
- e) The subdivision of land.

1.4 Other National Plans and Documents

There are a number of planning and policy documents that contribute to the sustainable management of New Zealand's resources under the Resource Management Act. The District Plan must work in conjunction with these other documents, which may include:

- National Policy Statements;
- National Environmental Standards;
- Regulations relating to the conservation or management of taiapure or fisheries;
- Water Conservation Orders;
- Regional Policy Statements;
- Regional Plans.
- Other documents recognised by the Act, including:
 - Iwi Management Plans;
 - District Plans of adjacent authorities;
 - NZ Historic Places Register;
 - Management Plans for public reserves;
 - Conservation Management Strategy for the Wellington Conservancy.



1.5 Reason for a Combined District Plan for the Wairarapa

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

The three Councils will still prepare and implement their own non-RMA plans and policies, such as their Long Term Council Community Plans (LTCCP), Strategic Plans and Asset Management Plans. These will complement or support the policies in this combined District Plan.

For brevity the three District Councils are referred to as "the Councils" and the combined District Plan as "the Plan".

1.6 The Wairarapa District Plan – its Philosophy

The Wairarapa Combined District Plan has been developed to address the significant resource management issues identified in the Wairarapa. It is based on clear policy direction, which provides a robust framework for the range of regulatory and non-regulatory methods it employs to manage the effects of the use, development and subdivision of the natural and physical resources of the Wairarapa.

Minimal regulatory controls are considered necessary to sustainably manage these natural and physical resources. This includes the limited use of the stricter activity status of 'non-complying' activities for proposals potentially contrary to the policies to this Plan.

The Plan recognises that the effects of activities differ according to their scale, character and intensity. Therefore, district-wide issues and issues specific to geographic areas have been addressed separately. This approach has been adopted to avoid repetition of district-wide policies for every geographic area, while ensuring all issues are comprehensively addressed. It is therefore important for users to refer to both the zone-specific and district-wide parts of the Plan.

1.7 Cross Boundary Issues

The Resource Management Act requires the Plan to identify the processes that will be used to address cross boundary issues (i.e., where an activity or its effects need to be managed by two or more adjoining territorial authorities).

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

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

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

Local authorities need to address cross boundary issues in a co-ordinated way. In considering cross-boundary issues, the Councils will:

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

2 PLAN OVERVIEW

This Plan has been prepared taking into account a wide range of matters, including:

- A review of the efficiency and effectiveness of the three Councils' current District Plans.
- A review of the major issues facing the Wairarapa, now and in the foreseeable future.
- Widespread consultation with stakeholders and the community.
- Other strategies and plans, such as the Wairarapa Coastal Strategy.
- Recent changes to the Resource Management Act.
- General developments in plan making under the Resource Management Act.

This Plan is also a "second generation plan", which means it is the second plan prepared by the three Councils under the Resource Management Act. It addresses in one document all the resource management issues facing the Wairarapa, building on the policies in the "first generation plans".

The Councils developed a series of guiding principles when it started to formulate this Plan. These principles included making the new Plan user-friendly and concise. The Plan sought to minimise regulation, except as necessary to address the Wairarapa's significant resource management issues. It also sought to help preserve a healthy, safe and pleasant environment, while maximising opportunities for growth and development within the Wairarapa.

2.1 The Structure of the Plan

The Plan is structured on the basis that some issues are specific to geographic areas and some are district-wide. The area-specific issues are addressed under defined Environmental Zones in Part A and the district-wide issues are addressed in Part B.

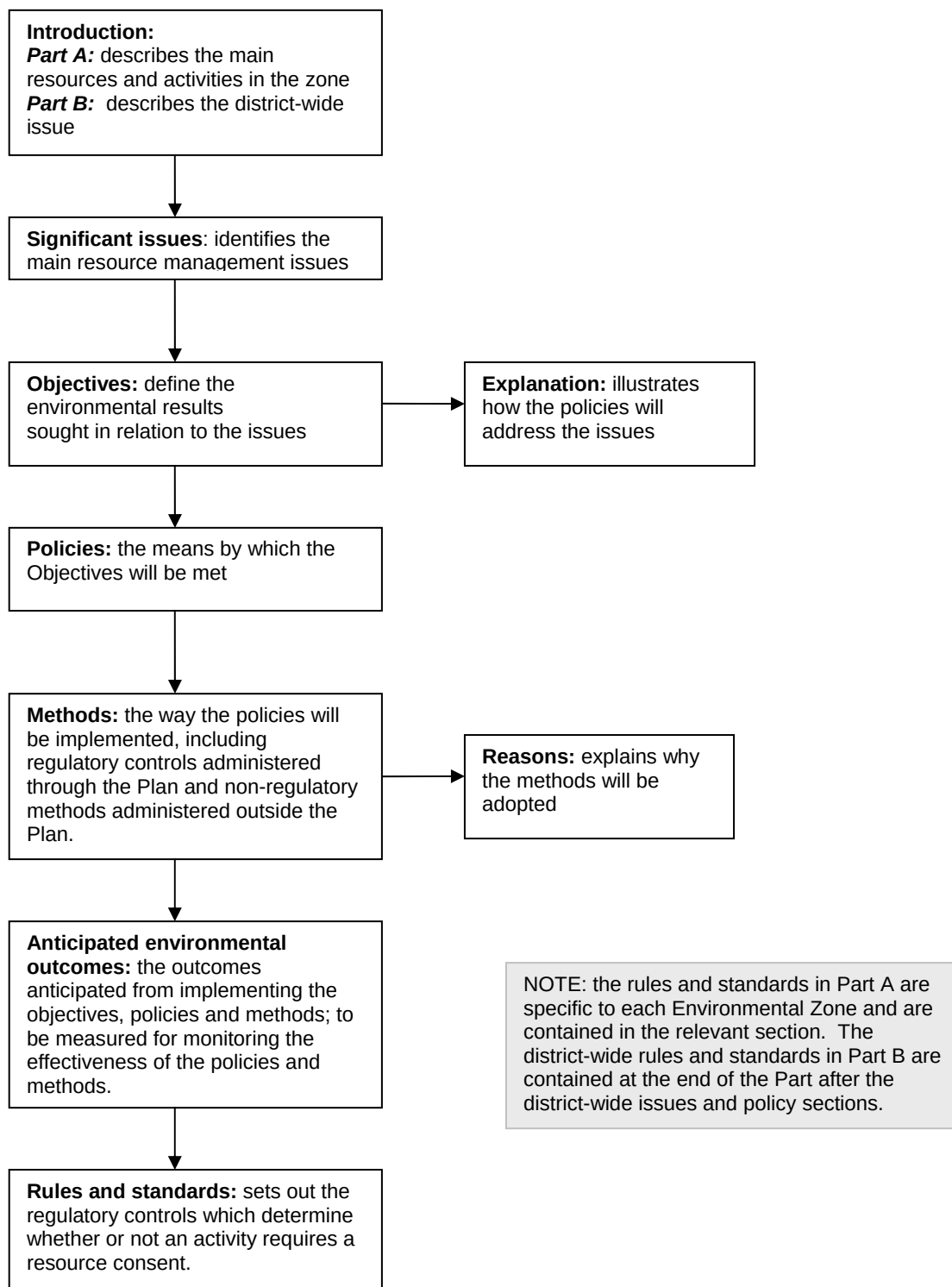
The Plan is structured in four parts as follows:

Part A: Environmental Zones and Management Areas

Four principal Environmental Zones are defined in Part A of the Plan: Rural, Residential, Commercial and Industrial. The zones are each dominated by certain types of land use, giving them each a distinct character and type of amenity derived from land use and development patterns. Rules and performance standards for activities are prescribed for each zone according to its characteristics. These standards are based on acceptable limits of environmental effects from different activities.

Management areas have also been defined with each Zone so that issues specific to those areas can be addressed. These issues include conservation management, residential character areas, commercial pedestrian precincts and certain industrial areas. The Planning Maps show the management areas where special provisions apply.

The policy framework for managing the activities and associated effects in each zone is structured as shown in Figure 1.

Figure 1: Structure of Parts A and B of the Plan

Part B: District-wide Issues

This part of the Plan covers a range of environmental, cultural, amenity and infrastructural issues. The provisions for managing each district-wide issue are structured as shown in Figure 1 above, with the district-wide rules compiled in a combined section at the end of Part B.

Part C: Consent Process and General Provisions

This part of the Plan contains the assessment criteria for resource consent applications, the requirements for financial contributions, esplanade reserves and designations, and the information requirements for resource consent applications.

Part D: Appendices

Part D contains schedules of listed features and sites, specific traffic management requirements and a glossary of definitions.

Volume 2: Planning Maps

The Planning Maps identify the zones, management areas, hazard areas and any specific features to which Plan rules apply.

2.2 Strategic Environmental Issues

The Wairarapa covers a land area of over 500,000 hectares, and has a population of over 38,000 (2001 census). It is a predominantly rural area, with a range of pastoral, horticultural and forestry land uses. A number of towns service the area, including Masterton, Carterton, Greytown, Martinborough and Featherston, as well as numerous smaller rural and coastal settlements. The area is bounded by the Pacific Ocean to the south and east, the Tararua and Rimutaka Ranges to the west, and hill country to the north. Numerous significant and unique natural and physical resources enable the community to provide for its economic, social and cultural wellbeing.

The Wairarapa's strategic environmental issues are described below and underpin the policies in this Plan.

2.2.1 The Natural Environment

Protecting and enhancing the natural environment is an important issue, locally, nationally and internationally. Through the Plan, the Councils seek to achieve enduring protection of natural values by minimising further loss or degradation of the natural environment, while allowing sustainable change to occur. Any development or activity will have to be sensitive to the pressures, threats and community values associated with the Districts' natural values.

A number of outstanding natural features and landscapes have been identified in the Wairarapa in commissioned assessment studies. People want to protect the outstanding qualities of these areas but also want to use and enjoy them, leading to pressure for development. Balance between the competing demands is required in managing activities in these outstanding areas.

Implemented through: Historic Heritage, Indigenous Biodiversity, Coastal Environment and Freshwater Environment.

2.2.2 Wairarapa's Coastal and Freshwater Environments

The Wairarapa has a long distinctive coastline, substantial lake, rivers, streams and numerous wetlands. Under section 6 of the Resource Management Act 1991 preserving the natural character of the coastal environment, wetlands, lakes, rivers and their margins from inappropriate use, subdivision and development is a matter of national importance. Maintaining and enhancing public access to and along the coast, lakes and rivers is also a matter of national importance.

The issues that arise in relation to the land/water interface include:

- Maintaining and enhancing public access to the coast, lakes and rivers;
- Preserving the natural character of coastal and riparian margins and protecting them from inappropriate subdivision, use and development;
- The occurrence and management of natural hazards.

Waterbodies are important natural features in the Wairarapa, valued for their ecology, recreational opportunities, amenity, and cultural and historic associations. Activities on and around waterbodies need to be carefully managed, as they can adversely affect some or all of these inter-related values. Freshwater environments also provide a function as catchments for drinking water supply.

Lake Wairarapa and its adjacent wetlands form the largest wetland complex in the lower North Island and are considered to be the central natural feature and taonga of the Wairarapa. Only a long term and integrated approach to resource allocation in the Lake Wairarapa catchment will effectively address the complex and often interrelated resource management issues affecting this waterbody.

Esplanade reserves are established along the coast, rivers and lakes when land is subdivided. This approach will continue, subject to rules in this Plan. The Councils will have to weigh the benefits of acquiring esplanade reserves against the community's ability to meet the ongoing costs involved. Esplanade strips, which provide for public access over land held in private ownership are a less expensive alternative where public ownership is not essential.

In some circumstances, where the adverse effects natural or heritage values or on public safety or security outweigh the benefits of allowing public access, access may be restricted.

Access to water and the management of water are important to Tangata Whenua for social, economic, spiritual and cultural reasons. Waahi tapu and other cultural heritage sites are also often located on the margins of water bodies, including the coast.

Activities on land near the margins of streams, lakes and the coastal environment can adversely affect and degrade the existing character, aesthetic quality and amenity which contribute to people's appreciation of its pleasantness. This recognises that waterbodies are an integral part of the environment, are an element of the broader landscape, and have a vital role in maintaining the health of ecosystems and maintaining biodiversity. It also acknowledges that the natural and physical characteristics of waterbodies, including their aesthetic character and amenity, are not something completely separate from and unaffected by the activities occurring near the margins of streams, lakes and the coastal environment. Such activities include

vegetation clearance, and the location and number of buildings and structures, including their relationship and proximity one to another and to the waterbody. The Plan contains rules on the removal of indigenous vegetation within 20m of any permanent surface waterbody, and minimum setbacks for structures in the Foreshore Protection Area, rules for structures in the Coastal Environment Management Area, and rules for minimum setbacks from water bodies and from any significant water body listed in Appendix 1.9.

Subdivision, leading to increased or closer settlement, can affect the natural character of coastal and riparian areas and be inappropriate in natural hazard areas, ecologically sensitive areas such as wetlands, or areas of outstanding landscapes.

A number of natural phenomena occur at the land and water interface that may endanger or damage inappropriately located development; such phenomena include erosion, earthquakes, Tsunami or flooding. To provide for the wellbeing and safety of people and communities, it is imperative to identify, and avoid development in areas that are particularly vulnerable to these natural phenomena.

Implemented through: Indigenous Biodiversity, Historic Heritage, Landscape, Natural Hazards, Subdivision, Land Development and Urban Growth, Coastal Environment and Freshwater Environment.

2.2.3 Natural Features

Natural features are those features that are a result of natural processes, and comprise of landscapes, landforms and habitats. At a broad level, the characteristic natural features include mountain ranges, undulating hill country, broad plains, rocky headlands and sand dune coastlines. Some specific examples of the outstanding features include the Tararua and Rimutaka Ranges, Lake Wairarapa, Castlepoint, The Pinnacles, Waingawa Faulted Terraces and the Uriti Point Dunefields.

These features are valued by the local community, as they provide a sense of identity and naturalness. The importance placed on these features requires that activities that might affect their values need management, to ensure they are protected for both current and future generations.

Implemented through: Tangata Whenua, Landscape, and Indigenous Biodiversity.

2.2.4 Historic Heritage

Historic heritage is an important part of the District's local identity. It provides a connection with the past, as it comprises physical traces of former human activity on the land, and the historical and spiritual meanings we associate with places and can include archaeological, architectural, cultural, historic, scientific and technological items, features, developments or events. Historic heritage is made up of a range of places and areas, sites, buildings, structures, features and notable trees. It may be divided into two broad categories:

- Built heritage;
- Natural and cultural heritage.

As a finite resource, historic heritage requires management to preserve it for future generations. Responsibilities under the Resource Management Act include the protection of historic heritage as a matter of national importance.

Implemented through: Tangata Whenua, Historic Heritage.

2.2.5 Tangata Whenua Relationships

There are two iwi in the Wairarapa, Rangitaane o Wairarapa and Ngati Kahungunu ki Wairarapa.

Section 6 of the Resource Management Act 1991, requires that the relationship of Maori, their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga be recognised and provided for as a matter of national importance. In addition, Section 7 requires that particular regard be given to Kaitiakitanga when managing the use, development, and protection of natural and physical resources. The Councils have a duty under Section 8 of the Act to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). The principles are not explicitly defined in the Act and will vary depending upon the special needs of the iwi within each District.

Recognising and accepting that there are different conceptions of resource allocation between Tangata Whenua and the Councils is an important resource management issue. Consultation between parties will provide the basis for achieving a greater empathy between Tangata Whenua and the Councils.

Implemented through: All sections of the Plan.

2.2.6 Amenity and Character

Within the Wairarapa certain types of land use activity tend to occur together, resulting in four broad categories of environment that are commonly recognised - rural, residential, commercial and industrial. People tend to have particular expectations about the character, amenity and level of acceptable change in these environments. One of the Councils' roles is to address these expectations by defining, developing, maintaining, and enhancing the amenity values and character within these identified environments.

Four environmental zones are recognised and managed under this Plan, being Rural, Residential, Commercial and Industrial. Performance standards, such as building setbacks, noise standards and maximum height limits, are set to maintain and enhance the identified character, amenity and utility of these zones.

Implemented through: Residential, Commercial, Rural, and Industrial Zones, and General Amenity

2.2.7 Growth Management

Population growth in some parts of the Wairarapa is putting existing infrastructure under pressure and generating demand for urban expansion. Increasing recreational and tourism development is also placing pressure on the natural and physical resources of the area such as the coast, lakes, rivers and natural areas.

Urban growth will necessitate improving or building new infrastructure such as streets, water, wastewater and reserves networks. The infrastructure is an essential part of the Wairarapa's physical resources and is crucial to the social, physical and economic wellbeing of the people. Urban development needs to be managed so that the infrastructure, such as water supply, roads, reserves and wastewater systems are economically efficient and environmentally sustainable.

The market will influence the location and type of development, but growth will need to be managed in a comprehensive and efficient manner to minimise adverse effects on the environment and existing infrastructure. Where significant public investment exists or is required, then development must not compromise the efficiency and sustainability of the infrastructure. Furthermore, some areas may be unsuitable for urban development, including areas of highly versatile soils, and land subject to significant risks from natural hazards, such as flooding.

How and when new development occurs will be influenced by existing development, land ownership issues, planning rules and the capacity of existing infrastructure. Furthermore, communities' expectations and aspirations towards where and how they want to live change over time.

Implemented through: All sections of the Plan.

2.2.8 Avoidance of Hazards

When activities and development are located in areas subject to hazards, people's safety, health and wellbeing can be adversely affected. Two types of hazard are addressed in the Plan:

- a) Natural hazards such as floods, earthquakes, erosion and tsunami, which can endanger people and damage property; and
- b) Hazards associated with the transportation, storage and use of hazardous substances.

Appropriate levels of protection for communities need to be established. Natural hazards need to be identified and protection provided for at-risk communities. Development and activities need also to be managed to avoid increasing the risk of natural hazards. For instance, increased run-off from inappropriate land use in a river catchment can cause larger floods. The use of hazardous substances can also lead to the contamination of land. Measures to reduce the risk posed by the use of hazardous substances are needed.

Implemented through: Natural Hazards, Hazardous Substances.

3 HOW TO USE THE DISTRICT PLAN

3.1 Key Steps

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

Step 1

Check the Planning Maps to determine the Zone where your site is located.

- Is it in the Rural, Residential, Commercial or Industrial Zone?
- Is it located within a character/management area?

Step 2

Use the Key of the Planning Maps to identify all other annotations, management/character areas and any other details that relate to the site. This may include road hierarchy, natural hazards, designations, heritage sites and air noise boundaries.

Step 3

Refer to the “Rules and Standards” for the relevant zone in “Part A” and “Part B: District Wide Rules” to find out what controls and requirements apply to the proposed development/activity.

Step 4

Refer to “Section 27: Definitions” to clarify the meaning of specific words and phrases if necessary.

Step 5

Determine if the proposed activity meets the rules and standards to ascertain the status of the activity, i.e., whether it is a permitted activity not requiring resource consent or whether the activity is a controlled, restricted discretionary, discretionary or non-complying activity and therefore requires resource consent.

Step 6

Refer to “Part C: Financial Contributions” to determine whether a contribution is required.

Step 7

If resource consent is required, refer to “Part C: Section 26” to find out what information is needed with the resource consent application.

3.2 Classes of Activities and Resource Consents

The classification of an activity depends first upon whether the activity comes within the description in the rules for a particular class, and secondly, upon whether it meets the conditions or standards for that class. The types of activities specified in the Plan are as follows:

Permitted Activity (*Resource Consent not required*): Permitted Activities can proceed as of right, because they comply in all respects with the relevant rules in the Plan. Where an activity does not comply with one or more of the relevant rules, the Plan will explain what it is to be considered.

Controlled Activity (*Resource Consent required*): In some circumstances the Councils reserve control over some activities that have characteristics that can cause adverse impacts on the surrounding environment. The circumstances where this applies are listed in the rules under "Controlled Activities" and the controlled aspects of the activity are specified. To manage the potential adverse effects, conditions may be placed on the consent in respect of the matters over which the Councils have reserved their control. The Plan may also identify whether an application for a Controlled Activity may proceed on a non-notified basis without the need for written approval from affected persons.

Restricted Discretionary Activity (*Resource Consent Required*): Restricted Discretionary Activities are those where Councils have limited their discretion to particular matters, and retains discretion to grant or refuse consent, and if granted, impose conditions in relation to those matters only. The Plan may also identify whether an application for a Restricted Discretionary Activity may proceed on a non-notified basis without the need for written approval from affected persons.

Discretionary Activity (*Resource Consent Required*): Where the Councils have not limited their discretion to particular matters and retain a general discretion over all relevant effects. Council may grant or refuse resource consent for a Discretionary Activity, and if granted, may impose conditions in relation to any aspect of the activity.

Non-Complying Activity (*Resource Consent Required*): Consent must be refused for Non-complying Activities unless the Council is satisfied that the adverse effects on the environment will be minor, or granting the consent will not be contrary to the Objectives and Policies of the District Plan. If these thresholds are passed the Councils still have discretion to grant or refuse consent. Conditions in relation to any aspect of the activity may be placed on the consent.

3.3 Notification of Resource Consent Applications

Sections 93 to 94D of the Act set out the requirements for notifying resource consent applications. The presumption is that an application (unless it is a Controlled Activity) will be publicly notified in accordance with Section 93 unless the criteria for limited notification or non-notification are met.

The starting point for a notification decision is the category of the activity. Applications for Controlled Activities and some Restricted Discretionary Activities, for instance, will not normally be notified, either publicly or served on affected persons. Rules will specify whether a Controlled Activity or Restricted Discretionary Activity need not be notified.

Where the rule does not specify non-notification, the Councils in determining whether an application should be publicly notified, will assess whether the effects of the activity are minor. If the relevant Council considers that the adverse effects of the activity may be more than minor, the application will need to be publicly notified. If the Council considers that the adverse effects will be minor, the application can be dealt with on a limited notified or non-notified basis.

The Council when making the notification decision, will also need to determine whether there are any affected parties, and whether or not they have given their written approval to the activity.

Irrespective of the above, the Council under special circumstances may require any application to be notified, even if the Plan states that it need not be.

3.4 Review of the Plan

District Plans must be reviewed at least every ten years. However, the following circumstances may affect the contents of this Plan, compelling a review or partial review before the minimum ten-year period:

- Changes to resource management legislation;
- Improved knowledge and understanding of the environment;
- Issues arising from monitoring the effectiveness and suitability of the Plan;
- Development of National Policy Statements, Regional Policy Statements and Plans, and reviews of these documents;
- Development and reviews of other resource management instruments such as Iwi planning documents, Conservation and Reserve Management Plans;
- Requests for plan changes or reviews.

PART A - ENVIRONMENTAL ZONES

4 RURAL ZONE

4.1 Introduction

The majority of the Wairarapa's environment has a rural character, in which the environmental quality is largely determined by prevailing natural elements, whether the land is used for primary productive purposes or for conservation purposes. Under this District Plan, Wairarapa's rural environment is managed under a single Rural Zone, although the Zone's management policies recognise key differences in predominant land use patterns and environmental factors.

This section should be read in conjunction with those sections under District-wide issues, such as biodiversity, natural hazards, coastal environment and freshwater environment.

Rural land is a significant resource due to the economic value of primary production activities to the Wairarapa, and the associated processing and service industries. The use of this resource is constantly changing, in response to economic demands and conditions. The continued prosperity of the Wairarapa as a whole is largely dependent on the use of rural resources adapting to changing economic opportunities.

A wide range of land uses occur within Wairarapa's productive rural environment, the distribution of which is largely determined by natural patterns of landform, climate and soil type, as well as accessibility to markets and processing facilities. While the interaction of natural elements and differing human activities has resulted in a range of distinctive landscapes, there is still, nevertheless, a recognised rural character throughout this environment – variations occur due to topography, different types of primary production and the density of property-holdings. In the Wairarapa, the rural environment ranges from the extensive pastoral farming and forestry areas of the eastern hill country through to the intensively settled farming areas that fringe the versatile soils around Wairarapa's main towns. The character of the rural environment is shaped by the different forms of primary production that occur there but also by the range of other activities that rely on a location in the rural area and which contribute to the economic and social fabric of the Districts.

While rural properties vary in size, the rural environment is typically characterised by the following elements:

- Open space, natural landscapes, and vegetation predominate over the built environment;
- Working productive landscape, with a wide range of agricultural, horticultural and forestry purposes, with potential for associated effects, including noises and odours;
- Large areas of exotic and indigenous vegetation, including pasture, crops, forest and scrublands;
- Range of built forms, from reasonably large utilitarian buildings associated with primary production, through to small utility buildings;
- Place where people live and work, with low population density;
- A road network ranging from unsealed local roads with low traffic volumes to busy State Highways; and
- Allotments self-serviced in terms of water supply and wastewater disposal.

Significant areas of the Rural Zone are held in public ownership and managed for conservation purposes, with the key assets being the Tararua and Haurangi Forest Parks and Lake Wairarapa. Aside from their intrinsic ecological values, Wairarapa's conservation management areas also have important cultural, economic and recreational values. These areas are perceived to be part of Wairarapa's rural environment, although they differ from the primary production areas in their land use, environmental character and amenity values.

The rivers and lakes of the Wairarapa have a major presence not only in terms of their visual and recreational attributes, but also in posing risks from natural hazards through flooding.

Outside Forest Parks and other conservation management areas, primary production is the main land use in the rural environment, including associated processing, packaging and transportation. At times, primary production activities will generate effects such as noise, odour and dust – residents living in the rural environment should therefore reasonably expect amenity values to be modified by such effects. Primary production activities should be able to function effectively and not be unduly restricted by inappropriate development being located in too close proximity. Therefore, potential new activities in the Rural Zone must be compatible with rural character in the scale of development and prevent imposing limitations on the operation of rural activities and their ability to contribute towards the economic wellbeing of the Wairarapa. For example, residential development within a viticulture area can create significant difficulties for both maintaining residents' amenity values and winegrowers' operational requirements.

Increasingly, however, the Wairarapa's rural environment is seen as attractive place in which to reside, being within commuting distance to Wellington, but with many opportunities for people to enjoy the benefits of a rural lifestyle and a small holding of land. Indeed, this source of development pressure has been a main driver for growth in the Wairarapa rather than an increase in population. The need to provide such lifestyle opportunities in a manner that protects the rural character while maintaining and enabling primary production or other lawfully established activities to operate without unreasonable restriction is a key challenge in the management of the rural environment.

Parts of the Rural Zone also have some special environmental factors that require specific management. Many areas contain river floodplains that are susceptible to flooding and not suitable for intensified residential development. These areas include the management of river gravel extraction by Greater Wellington Regional Council which assists as one method of flood protection. Some parts of the rural environment contain significant public infrastructure facilities, such as Hood Aerodrome, that have broad external effects that make surroundings areas inappropriate for further more intensive development. Sporadic intensive development on the periphery of towns can conflict with the management of urban growth or with the special character and operational requirements of winegrowing areas.

4.2 Significant Resource Management Issues

1. Safeguarding the life-supporting capacity of Wairarapa's soil resources for both current and future generations, and, in particular, ensuring the finite rural land resource may be used for a wide range of productive

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- purposes, including uses that may not currently take place in the Wairarapa.
2. Providing for a wide choice of lifestyles in the rural environment at a location, scale and intensity that is appropriate to protect the general visual amenity, biodiversity values and rural character, and avoiding standardised or obtrusive forms and patterns of development.
 3. Recognising that primary production activities generate external effects that are generally an accepted part of the rural environment while ensuring that such effects do not have excessive or cumulative adverse effects on the environment, particularly on amenity values and natural processes and systems.
 4. Providing for a diversity of land uses and economic activities while addressing incompatible amenity expectations between different land uses, particularly between residential and primary production activities. This may occur when new rural lifestyle development establishes in close proximity to established primary production activities. The operational requirements of primary production activities have effects which are to be anticipated and expected in the Rural Zone.
 5. Unsustainable land use practices that degrade or modify the natural environment and its processes (for example, groundwater systems), the role of indigenous biodiversity in ecosystems, and its capacity to support life on an ongoing basis.
 6. Making better use of opportunities for self-sufficiency in the rural area to reduce the cumulative effects of development on Wairarapa's servicing and infrastructural networks.
 7. Sporadic growth around Wairarapa's towns, resulting in a permanent impact on the rural character and townscapes, reduced safety and efficiency of roads, and unplanned pressure for infrastructure and public services.
 8. Demand for intensified landholdings, particularly through residential development, in rural areas that are generally unsuitable for intensive residential use due to significant risks from natural hazards, or the adverse external effects of large scale facilities such as Hood Aerodrome, effluent treatment works, landfills, and industrial processing activities.
 9. The protection of the large tracts of conservation estate in the Wairarapa, such Lake Wairarapa and the Tararua and Haurangi Forest Parks, including through interaction with the productive rural areas.
 10. Providing opportunities for the economic benefits of the tourism values of the Wairarapa's rural environment to be realised in a manner that avoids the adverse effects of development on such values.
 11. Providing for the establishment and operation of renewable energy generation facilities, recognising that these facilities can be small-scale independent facilities through to large scale connected facilities. Renewable energy generation facilities can introduce large and highly visible built elements and other operational effects into the rural landscape.

4.3 Objectives, Policies and Methods

4.3.1 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.

4.3.2 Rur1 Policies

*Implemented through Method
4.3.10(a)*

- (a) Identify areas within the Rural Zone where the predominant land use is primary production, which needs to operate and develop effectively – Rural (Primary Production) Zone.

*Implemented through Methods
4.3.10(d)*

- (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.

*Implemented through Methods
4.3.10(a)*

- (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.

*Implemented through Methods
4.3.10(a)*

- (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.

4.3.3 Explanation

The Wairarapa's rural environment contains a wide variety of land use activities, intensity of settlement and diversity in naturalness. The character and amenity values of the Wairarapa's rural environment is strongly influenced by the predominant rural land use, be it the interaction of the natural environment with primary production, or the conservation estate where the natural environment predominates. Managing the rural environment with regard to the predominant productive or conservation land use is an important requirement in terms of setting appropriate environmental standards.

While there is a wide range of productive uses in the rural environment, from intensive horticulture and viticulture through to extensive forestry and pastoral grazing, rural land uses are constantly changing and it is important for the continued prosperity and ongoing development of the Wairarapa that opportunities for further land use change are not unduly curtailed. The management of the rural environment, therefore, needs to set such standards as necessary to maintain the amenity values, character and environmental quality of the Rural Zone, having regard to the zone's principal primary production or conservation management land uses – this is the purpose of the *Rural (Primary Production) Zone* and *Rural (Conservation) Zone*.

Some parts of the productive rural environment are subject to a number of significant environmental hazards, where too intensive development and landholdings may create significant future management problems, such as

exacerbated risks from flooding and erosion, high ground water tables, and the adverse effects of large-scale industrial activities and public facilities (for example, airports, landfills and sewage treatment plants).

Many of these areas are also peri-urban environments, in which intensive horticultural or viticulture areas are facing pressure from intensive sporadic urban growth, particularly residential development. The purpose of the *Rural (Special) Zone* is to recognise that such sporadic and unplanned intensification is generally inappropriate in these parts of the rural environment, and to place limitations as necessary to avoid future problems. The conversion of rural environment to urban areas should be carefully managed and evaluated.

Threats to the environmental quality and character of the Rural Zone include buildings and structures that due to their location, scale, or density, are not in keeping with the established rural amenity and character. This character is where buildings are at a relatively low non-urban density with generous setbacks from external property boundaries and where the height, scale, density and number of buildings do not dominate the landscape. Activities can have external effects out of character and unacceptable within the rural environment, inappropriate levels of vehicle movements and parking, excessive out-of-character noise, and obtrusive or excessive signage. Traffic signage, including official tourist route signage, such as for a wine trail, is necessary signage for the safe operation of the road network.

4.3.4 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.

4.3.5 Policies Rur2

- (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.
- (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.
- (c) Ensure activities that are potentially sensitive to the adverse external effects of primary production and other activities, particularly those activities with significant external effects, are either appropriately sited, managed or restricted to avoid or mitigate these effects.
- (d) 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.

*Implemented through Methods
4.3.10(a) and 4.3.10(c)*

*Implemented through Methods
4.3.10(a) and 4.3.10(b)*

*Implemented through Methods
4.3.10(a), 4.3.10(b) and
4.3.10(c)*

*Implemented through Methods
4.3.10(a), 4.3.10(b) and
4.3.10(c)*

*Implemented through Methods
4.3.10(a), 4.3.10(b) and
4.3.10(c)*

- (e) Provide interface controls on primary production and other activities that may have adverse effects on adjoining activities.

4.3.6 Explanation

The ongoing prosperity of the Wairarapa is largely dependent upon its continued and evolving primary production sector. It is imperative that primary production activities are enabled to occur without unnecessary hindrance or controls: this policy also seeks to provide for those activities that are commonly associated with and ancillary to primary production (such as fruit packing).

This policy means accepting that some external effects will occur as a common part of primary production activities. Accordingly, residents living in the rural environment need to recognise the accepted management practices of these activities, including agricultural spraying, the use of farm machinery, the seasonal operation of birdscarers, frost protection devices, odour, and night harvesting that may occur.

Therefore, in managing the Wairarapa's productive rural environment, environmental standards need to facilitate the ongoing operation of rural activities carried out in the Wairarapa, while avoiding significant cumulative or excessive adverse effects.

It is also important to minimise the occurrence of reverse sensitivity, that phenomenon in which sensitive land uses, particularly residential activities, located in close proximity to primary production activities have unreasonable expectations about the level of amenity values which they wish to enjoy. This can affect established land uses and result in conflict and ongoing difficulties in environmental management. This policy will require controls on siting of such sensitive activities to avoid or mitigate the potential for such adverse effects to occur.

Conversely, it is important that new primary production activities with potential to create significant adverse external effects are controlled to avoid future conflicts. This policy may require controls on siting of some activities or appropriate setback requirements.

4.3.7 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.

4.3.8 Rur3 Policy

*Implemented through Methods
4.3.10(a)*

- (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.

4.3.9 Explanation

Activities within the Rural Zone can generate effects that are unacceptable in other environments, such as urban residential neighbourhoods. These effects include noise, dust, and the utilitarian appearance of some rural buildings compared to the residential environment. Therefore, effects will be controlled

at the interface between zones to minimise potential conflicts and protect general amenity.

Requirements for new or expanding activities in the Rural Zone near the zone boundary, may include more compatible design of structures, more effective visual screening, setbacks of dense planting and buildings, and more restrictive noise levels than the Rural Zone standards would generally require.

4.3.10 Methods to Implement Rural Zone Policies

- (a) Provision for primary production as the principal land use in most of the Rural Zone, with environmental standards as appropriate to protect the character, amenity and function of the Rural Zone while allowing for the efficient functioning and development of primary production activities.
- (b) Provision for other land use activities in most of the Rural Zone, with environmental standards as appropriate to protect the character, amenity and function of the Rural Zone.
- (c) Controls on those activities within the Rural Zone that could conflict with the efficient functioning of primary production activities or significantly degrade its character and amenity values.
- (d) Provision for conservation of the natural environment in those parts of the Rural Zone under the management of public agencies.
- (e) Assessment of environmental effects through the resource consent process for activities that do not comply with the environmental standards.
- (f) Conditions on resource consents, such as consent notices and covenants on Certificates of Title to control the effects of activities, including reverse sensitivity in the Rural Environment.
- (g) Education and information about the environmental standards, values, amenity and function of the Rural Zone, including the provision of zone specific information in Land Information Memoranda (LIMs) and design guides for rural-residential development in the rural environment.
- (h) Financial contributions for reserves, roads and infrastructure.
- (i) Application of New Zealand Standard 4404: 2004 Land Development and Subdivision Engineering to ensure a suitable standard of infrastructure.
- (j) Education to encourage the adoption and compliance with relevant industry Codes of Practice and New Zealand Standards (NZS), including –

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- i. New Zealand Environmental Code of Practice for Plantation Forestry, New Zealand Forest Owners Association, 2007.
 - ii. Poultry Industry Association of New Zealand (Inc.) – Poultry Livestock Production, Environmental Standards: Discussion Document, 12 April 1995.
 - iii. New Zealand Pork Industry Board – Code of Practice – Pig Farming, Third Edition, 1997.
 - iv. NZS 8409:2004 Management of Agrichemicals.
 - (k) Allocation of funds through Strategic and Long Term Council Community Plan (LTCCP) processes for use in initiatives to achieve the above policies.
 - (l) Coordinated approach with the policies and rules contained within the Regional Policy Statement and Regional Plans.
 - (m) The use of other legislation, statutory functions and powers as appropriate: for example, bylaws and road controlling authority.

4.3.11 Principal Reasons for Adoption

Rural activities are the defining feature of the zone and are to be protected. Therefore, a series of permitted activity standards have been set, which establish a baseline for protecting rural character and the normal functioning of rural activities. Non-conformance with one or more of these standards will necessitate a resource consent, at which time an assessment of environmental effects will be required, and ways to avoid, remedy or mitigate any adverse effects on the rural environment examined, particularly on the viability of primary production activities and on rural character or amenity.

Other non-regulatory methods, such as education, will also be used to encourage sound environmental practice by promoting understanding and appreciation of the rural environment. Voluntary efforts to maintain and enhance amenity values in the Rural Zone are improved by the provision of information, education and advocacy on the management and development of primary production activities.

4.4 Anticipated Environmental Outcomes

- (a) Protection of primary production as a principal land use and economic driver in the Wairarapa.
- (b) Diverse activities in the Rural Zone that are compatible with the rural environment in scale, amenity and character.
- (c) Protection of the amenity in adjoining zones from the potential adverse effects of activities within the Rural Zone.
- (d) Increased level of self-sustainability and a reduced level of degradation on the natural environment and processes.
- (e) Protection from environmental pollutants such as excessive dust and noise.

4.5 Rural Zone – Rules & Standards

NOTE: Unless otherwise stated in the rules below, the activity status and standards provided for in the rules of this Zone may be modified by the specific provisions of the District Wide Land Use Rules (Section 21). Any activity must comply with the District Wide Land Use Rules, before applying the following rules.

Refer to the policies for District-wide issues

4.5.1 Permitted Activities

The following are 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 Sections 4.5 or 21.

Policy 4.3.5(a)

Policy 4.3.5(a)

4.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Rural Zone:

- (a) **Maximum Building Height**
 - (i) Dwellings: 10 metres.
 - (ii) Other Buildings: 15 metres.
- (b) **Maximum Height to Boundary**
 - (i) 3 metres height at the boundary with a 45° recession plane.
- (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).

Policy 4.3.2(d) and 4.3.5(c)

Policy 4.3.2(d) and 4.3.5(c)

Policy 4.3.2(d) and 4.3.5(c)

Exception:

Policy 4.3.2(d) and 4.3.5(c)

- (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 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 road boundary of unsealed roads.
 - (iii) 25 metres from all other boundaries.
 - (iv) 25 metres from any Significant Waterbody listed in [Appendix 1.9](#).
 - (v) 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).
 - (vi) 5 metres from any other waterbody.
 - (vii) 35 metres from the edge of a plantation forest under separate ownership.
 - (viii) 300 metres from an effluent distribution area, effluent holding pond or oxidation pond (excluding waste disposal areas associated with domestic septic tanks located on an adjacent site).
 - (ix) 500 metres from any intensive farming activity under separate ownership.

Exception:

- (x) 10m from all other boundaries 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.

Policy 4.3.2(d) and 4.3.5(c)

- (e) **Number of 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 Coastal Environment Management Area within the Rural (Primary Production) Zone, one dwelling per Certificate of Title.
- (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:

Daytime	7.00am – 7.00pm	55dBA L10
Nighttime	7.00pm – 7.00am	45dBA L10
	9.00pm – 7.00am	75dBA 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:

The following devices are excluded from complying with the above maximum sound levels provided they comply with the following standards:

(i) Bird Scaring Devices

The operation of audible devices (including gas guns, audible avian distress alarms and firearms) for the purpose of bird scaring shall be permitted between sunrise and sunset, provided that:

- (1) A noise limit of 65 dB ASEL shall apply at any point within the notional boundary of any rural dwelling other than on the property in which the device is located and at any point within the Residential Zone; and
- (2) No more than six audible events shall occur per device in any 60 minute period; and
- (3) Each audible event shall not exceed three sound emissions from any single device within a one-minute period and no such events are permitted during the period between sunset and sunrise the following day; and
- (4) The number of devices shall not exceed one device per four hectares of land in any single land holding, except that in the case of a single land holding less than four hectares in area, one device shall be permitted.
- (5) Provided no device shall be placed in such a manner that in any public place 90 dB ASEL is received from any one noise event.

(ii) Frost Protection Devices

Operation of frost protection devices is a permitted activity, provided that:

- (1) The hours of operation are restricted to the times when danger of frost damage is imminent or for maintenance purposes. The frost protection devices shall be operated only when air temperature 1 metre above the ground is 1°C or below. The thermometer used to measure the air temperature shall be located 1 metre above the ground.

Policy 4.3.5(a), 4.3.5(c), 4.3.5(d),
4.3.5(e) and 4.3.8(a)

- (2) Operation for maintenance purposes shall be restricted to between the hours of 8.00am and 6.00pm weekdays. Test operation may take place only for emergency maintenance outside these hours.
- (3) A written log shall be maintained, clearly recording the date, temperature, and length of time the devices are used. A copy of the log shall be made available to the Councils upon request.
- (4) The thermometer used to determine frost danger, shall be independently assessed and calibrated by a suitably qualified technician to ensure that it accurately measures temperature and that the calibration certificate is provided to the Councils prior to the operation of the machine.
- (5) The device shall cease operation when the air temperature reaches 3°C.

(iii) Helicopter Operation, 145 Chester Road, Carterton

Operation of a helicopter landing activity at 145 Chester Road, Carterton, legally described as Lot 1 DP 88190, is a permitted activity, provided that:

- (1) All helicopter activity on the site shall not exceed the following maximum number of helicopter movements (averaged over a period of not more than 7 consecutive days) during any prescribed daytime or night time period:

Day	4 landings and 4 take-offs
Night	2 landings and 2 take-offs
- (2) All helicopter activity on the site shall be planned and carried out such that the maximum noise exposure from helicopter arrivals and departures, averaged over a period of not more than 7 consecutive days, does not exceed Ldn 65 as measured at or beyond the helinoise boundary (as shown on the Planning Maps), when measured using NZS6801:1999 Acoustics – Measurement of Environmental Sound and subject to (2) below, shall be assessed using the procedures set out in NZS6807:1994 Noise Management and Land Use Planning For Helicopter Landing Areas.
- (3) The following times are to be used for complying with (1) and (2) above:
 - (a) Day = Winter 7am – 10pm NZST
 - (b) Night = Winter 10pm – 7am NZST
 - (c) Day = Summer 5am – 10pm NZDT
 - (d) Night = Summer 10pm – 5am NZDT
- (4) The following helicopter activities are excluded from complying with (1) and (2) above:

- (a) Helicopters landing in an emergency or diverted aircraft;
 - (b) Emergency flights required to rescue people for life threatening situations or to transport patients, human vital organs or medical personnel in a medical emergency;
 - (c) Flights required for the purpose of fire fighting;
 - (d) The operation of unscheduled flights required to meet the needs of a declared national or civil defence emergency;
 - (e) Helicopters owned or operated by or on behalf of the NZ Defence Force or NZ Police.
- (5) The operator shall ensure that the activity be limited to use of a Hughes 500 Model or such other models of helicopter which generates the same or less noise output than a Hughes 500 Model C (with 2 tail blade rotor system).
 - (6) The operator shall ensure pilots using the site conduct their flight operations to avoid, except in the case of emergencies, over-flight of dwellings at an altitude of 500 feet (152m) or less above the ground.
 - (7) A written log of all aircraft movements shall be kept. A copy of the log shall be made available to the Councils upon request.
 - (8) The operator shall require that all pilots using the site, plan routes and fly in accordance with the recommendations of the Helicopter Association International "Fly Neighbourly Guide", February 1993 revision for the relevant aircraft type.

(g) Chester Road Helicopters Operation Noise Contours

Policy 4.3.2(a) and 4.3.8(a)

- (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:
 - (1) By production of a design certificate from an appropriately qualified and experienced acoustic engineer, certifying that the design proposed is capable of achieving an external sound insulation level of $DnTw + Ctr > 30dB$ when tested in accordance with ISO 140 – Part 5:1998 Acoustics – Measurement of Sound Insulation in Buildings and of Building Elements Part 5: Field Measurements of Airborne Sound Insulation of Façade Elements and Façade, and that the building is constructed in accordance with this design; or
 - (2) Incorporation of the following accepted acoustic design solutions in the building:
 - (a) Standard external cladding with minimum surface density of 8 kilograms per square metre such as

brick, concrete, plaster, timber or plastic weatherboard and fibre cement; and

- (b) Internal wall linings of gypsum plasterboard of at least 12mm thickness or similar density material; and
- (c) Continuous ceiling linings without cut-outs and of gypsum plasterboard of at least 10mm thickness or similar density material; and
- (d) Fibrous thermal insulation batts (not polystyrene) in internal wall and ceiling cavities; and
- (e) Standard roof cladding of steel, tiles, metal tiles or butynol; and
- (f) Standard external window and door glazing of a minimum 5mm thickness; and
- (g) Aluminium external joinery fitted with airtight seals throughout; and
- (h) Room glazing with a total area of no more than 50 percent of the room's wall area.

Policy 4.3.2(d)

*Refer Rule 21.1.14(g) for
Temporary Signs*

(h) Signs

- (i) Any permanent sign shall be permitted provided it complies with the following standards:
 - (1) One sign per site with a total face area not exceeding 3.0m².
 - (2) One sign per vehicle crossing not exceeding 0.25m² in face area, and limited to displaying the name of the property and/or business undertaken on the site and business operating details. Signs under this rule are excluded from complying with standards (10) and (11) below in relation to characters on the sign.
 - (3) The maximum height of any sign shall not exceed 6.0 metres.
 - (4) The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates.
 - (5) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
 - (6) All signs must comply with the sight distance requirements in [Appendix 5](#).
 - (7) No sign shall be located where it conceals the visibility of an existing official traffic sign or traffic-controlling device.
 - (8) No sign shall use reflective materials, or be illuminated, flashing or moving.
 - (9) No sign shall be affixed to the exterior of any heritage item listed in [Appendix 1.7 Heritage Items](#).

- (10) A sign shall have no more than six words or symbols and no more than 40 characters; and it is to be located so as to provide an unrestricted view to the motorist for a minimum distance of 180 metres.
- (11) The following minimum letter/character height standards for signs in the 70-100 km/hr speed zones shall be:

Speed	Main Message	Property Name	Second Message
70 kph	200 mm	150 mm	100 mm
80 kph	250 mm	175 mm	125 mm
100 kph	300 mm	200 mm	150 mm

Exception:

- (i) Official Traffic Signs are excluded from complying with the above standards provided they comply with the Land Transport Rule: Traffic Control Devices 2004 Land Transport Rule: Traffic Control Devices 2004 and the Manual of Traffic Signs and Marking (MOTSAM).
- (ii) Official signs for public safety are excluded from complying with the above standards.
- (i) Roads, Access, Parking and Loading Areas Policy 4.3.2(d) and 4.3.5(a)
- (i) Compliance with the standards in [Appendix 5 – Requirements For Roads, Access, Parking and Loading](#).
- (j) Plantation Forestry Policy 4.3.5(a), 4.3.5(d), 4.3.5(e) and 4.3.8(a)
- (i) Plantation forestry shall be permitted provided it complies with the following standards:
- (1) Planting setback is 20 metres from the centreline of the carriageway of any formed public road;
 - (2) Planting setback is 10 metres from any boundary;
 - (3) Planting setback is 35 metres from any Residential Zone boundary, existing dwelling on an adjoining property under separate ownership, or from a school;
 - (4) Planting setback is 20 metres from a high voltage transmission line;
 - (5) There shall be a 10 metre planting setback to provide a non-millable buffer from the margin of any permanent flowing waterbody with a bed width of 1 metre 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).
- (k) Intensive Farming Policy 4.3.2(d), 4.3.5(a), 4.3.5(d) and 4.3.5(e)
- (i) Intensive farming shall be permitted provided it complies with the following standards:
- (1) Not within 500 metres of an existing dwelling that is under separate ownership.

- (2) Not within 50 metres of any boundary.
- (3) Not located within the Water Supply Protection Areas shown on the Planning Maps.
- (4) No effluent distribution or effluent holding pond shall be located within 150 metres of an existing dwelling that is under separate ownership.
- (5) Not within 20 metres of any waterbody.

Policy 4.3.2(b)

(I) Conservation Management

- (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, shall be permitted.

4.5.3 Controlled Activities

The following are Controlled Activities:

- (a) Any activity involving relocating a dwelling or other principal building

The matters over which control is reserved are:

- (i) Siting, design, and exterior condition;
- (ii) Screening and landscape treatment;
- (iii) Bonds;
- (iv) Transportation route.

Policy 4.3.2(d)

- (b) Papakainga housing that does not comply with the number of dwellings in Rule 4.5.2(e).

The matters over which control is reserved are:

- (i) Access and parking;
- (ii) Requirements for infrastructure and servicing.

Assessment Criteria

Controlled activities will be assessed against the relevant assessment criteria set out in Section 22.

Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

Note:

All the standards for permitted activities in Rule 4.5.2 must be met.

4.5.4 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

- (a) Any bird-scaring device that is not operated in accordance with the standards for permitted activities (4.5.2(f)).

Discretion is restricted to the following matters:

Policy 4.3.2(d), 4.3.5(a), 4.3.5(d)
and 4.3.5(e)

-
- (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)). *Policy 4.3.2(d), 4.3.5(a), 4.3.5(d) and 4.3.5(e)*
- Discretion is restricted to the following matters:
- (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. *Policy 4.3.2(d) and 4.3.5(c)*
- Discretion is restricted to the following matters:
- (i) Siting 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. *Policy 4.3.2(d)*
- Discretion is restricted to the following matters:
- (i) Hours of operation;
- (ii) Frequency of the activity;
- (iii) Level and frequency of the noise generated;
- (iv) 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. *Policy 4.3.2(d), 4.3.5(a), 4.3.5(c), 4.3.5(d) and 4.3.8(a)*
- Discretion 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.

Assessment Criteria

Restricted Discretionary activities will be assessed against the relevant assessment criteria set out in Section 22.

4.5.5 Discretionary Activities

The following are Discretionary Activities:

Policy 4.3.2(d)

- (a) Any activity listed in the Schedule of Primary Industry ([Appendix 4](#)).
- (b) Any industrial activity.
- (c) Any retail activity with a gross floor area from 200m² up to 2,000m².

Policy 4.3.2(d), 4.3.5(c) and 4.3.5(d)

Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

4.5.6 Non-Complying Activities

The following are Non-Complying Activities:

Policy 4.3.2(d) and 4.3.8(a)

- (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.

Policy 4.3.2(d), 4.3.5(c) and 4.3.5(d)

Assessment Criteria

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

5 RESIDENTIAL ZONE

5.1 Introduction

The Wairarapa contains a variety of residential areas, including those within the main urban communities of Masterton, Carterton, Featherston, Martinborough and Greytown, and as well as smaller coastal and rural settlements. While each community is distinctive in size, setting and character, the fundamental elements of the residential areas are similar enough to be managed under a single environmental zone:

- A degree of consistency in the density, size and scale of buildings with a reasonable amount of private open space;
- A adequate ratio of private to public open space and accessibility to such open space;
- Attractive streetscapes;
- A adequate degree of privacy; access to sunlight; low levels of noise, vibration, odour, and dust; and
- A safe and functional road network for traffic and pedestrians.

Residents seek to maintain and enjoy this widely recognised residential amenity.

The residential environment can accommodate a range of appropriate 'non-residential' activities without any significant loss of amenity, including schools, small-scale retail and professional services, and home occupations.

However, while many of these supporting activities are generally acceptable within the residential environment, they can create adverse effects if their scale and intensity of use create more than minor adverse effects on amenity values and residential character of neighbourhoods and settlements.

Conversely, even residential development can adversely effect the residential environment if it is of an inappropriate scale or density.

Residential character and amenity will change over time, so as to meet a wide range of urban residential lifestyles. A growing aged population, and a demand for lower maintenance properties has resulted in infill and higher density housing in some areas of the Wairarapa, such as inner parts of the Masterton. Retirement villages and housing complexes for the elderly are also more popular. These more intensive forms of residential development need good design to ensure they fit well with the residential character.

In other parts of the Wairarapa, holiday and weekend homes represent an increasing proportion of residential areas: indeed, in Martinborough large developments of such uses have been established or proposed: again, good design is required to ensure they maintain the character of the towns. Also, the southern end of Carterton has a lower density residential character and some historical land uses associated with this character.

5.2 Significant Resource Management Issues

1. Higher density residential development, and inappropriate building design, scale, bulk and site layout may conflict with the local residential

- character and amenity values, particularly in areas with historic heritage values and/or a strong cohesive sense of character.
2. New structures can have adverse effects on the amenity values of adjoining residential properties, particularly with regard to openness, sunlight access and overshadowing.
 3. Relocated buildings can create ongoing adverse visual effects on a neighbourhood without adequate screening, landscaping or finishing.
 4. The need to provide for a wide range of residential lifestyle choices, including more intensive forms of residential development, in a way that protects the amenity values and character of the residential neighbourhoods.
 5. The design and layout of new comprehensive residential development may not provide an appropriate basis for an evolving sense of coherent character and amenity values, including appropriate connections for pedestrian, cycle and car modes of transport, and access to commuter rail services (where they exist) to the existing urban area.
 6. Non-residential activities that are necessary to support and service residential neighbourhoods may generate adverse effects, out of keeping with the accepted amenity values and character of the residential environment.
 7. Non-residential activities that are not generally an accepted part of the residential environment may create adverse effects, including a cumulative change in character and land use.
 8. Development of infrastructure servicing urban development can have both positive and adverse effects on natural and physical resources, ecosystems, and amenity values (for example water bodies).

5.3 Objective, Policies and Methods

5.3.1 Objective Res1 – Residential Amenity Values and Character

To maintain and enhance the character and amenity values of Wairarapa's residential areas, having due regard to the particular characteristics of each neighbourhood, and the need to provide for a diversity of residential lifestyles and non-residential services and activities.

5.3.2 Res1 Policies

*Implemented through Method
5.3.4(a), 5.3.4(b) and 5.3.4(c)*

- (a) Manage the Wairarapa's residential area under a single overall framework to provide for a wide range of lifestyles in a manner that is consistent with maintaining and enhancing an acceptable level of residential character and amenity values.
- (b) To provide residents with an acceptable level of certainty through environmental controls imposed on development and land use in the Residential Zone.
- (c) Apply specific management requirements as necessary to maintain and enhance the special character and amenity values of those residential areas with differing characters.

*Implemented through Method
5.3.4(a), 5.3.4(b), 5.3.4(c) and
5.3.4(h)*

*Implemented through Method
5.3.4(a), 5.3.4(b), 5.3.4(c) and
5.3.4(e)*

(d)	Require comprehensive residential developments to be designed and developed to a high environmental standard through a specific management framework.	<i>Implemented through Method 5.3.4(d)</i>
(e)	Promote variety and innovation in residential development to meet the diverse needs of current and future generations, including opportunities to use renewable energy in housing design and siting.	<i>Implemented through Method 5.3.4(a), 5.3.4(b), 5.3.4(c) and 5.3.4(f)</i>
(f)	Enable a wide range of residential based business and activities in keeping with the relative amenity values and character of residential neighbourhoods.	<i>Implemented through Method 5.3.4(a), 5.3.4(b) and 5.3.4(c)</i>
(g)	Protect the character and amenity of the Residential Zone from the potential adverse effects of relocated buildings.	<i>Implemented through Method 5.3.4(a), 5.3.4(b) and 5.3.4(c)</i>
(h)	Provide for existing local shopping areas and other supporting services such as schools, and ensure any change or expansion in these areas do not adversely affect the qualities of the residential environment.	<i>Implemented through Method 5.3.4(b) and 5.3.4(c)</i>
(i)	Manage non-residential activities that are not generally accepted within a residential area to avoid, remedy or mitigate adverse effects on residential character and amenity values.	<i>Implemented through Method 5.3.4(b) and 5.3.4(c)</i>
(j)	Provide for low density residential and primary production activities in the Carterton Low Density Residential Character Area subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects.	<u><i>Implemented through Method 5.3.4(a), 5.3.4(b) and 5.3.4(c)</i></u>

5.3.3 Explanation

The focus of the management of the Wairarapa's residential environments is to provide for the ongoing use and development of residential areas in a way that will maintain a generally acceptable level of amenity values and to protect the residential character of each neighbourhood. This can be achieved under a single management framework (the Residential Zone) that recognises and provides for the common environmental elements of Wairarapa's residential neighbourhoods – for example, building scale, sunlight access, streetscape views, and noise levels.

To maintain and enhance an acceptable level of residential amenity values and character, minimum environmental standards specifying requirements for site development and land use can provide a consistent approach throughout the Wairarapa, with such variations as necessary to recognise important differences in environmental characteristics and qualities. Such standards should not prevent innovation and diversity in design or lifestyles, provided the external effects are acceptable within the residential context.

The management framework should also seek to afford residents with a strong level of certainty about the nature of land uses that can occur within the residential environment, by limiting permitted activities to residential uses, as well as those activities that are commonly associated with residential neighbourhoods and that provide important economic, social and cultural services – for example, parks and reserves, local shops, and home occupations.

The Zone should also set some standards to ensure the scale and intensity of these supporting activities is appropriate and is likely to be no more than

minor – for example, if a residential business grows to such a level and intensity of use that it adversely affects the local amenity values and character. If an activity cannot meet one or more of the minimum environmental standards, its potential effects may be more than minor.

Threats to the character and amenity of the residential environment include incompatible activities, and buildings and structures of an inappropriate scale, location or density. Controls are also necessary to maintain enough daylight and privacy in dwellings, with their outlooks not unduly dominated by bulky buildings, with adequate setbacks from neighbours and streets, and with an acceptable provision of open space (private and public). The effects of vehicle access, movement and manoeuvrability, noise emissions, artificial light levels and signage may also need to be controlled to address potential effects on safety and residential amenity.

Initiatives to promote more sustainable residential development and building design would have significant cumulative benefits for the Wairarapa and the nation as a whole. While aspects are outside the district plan to pursue, Plan policies should not limit and preferably encourage opportunities to use more renewable sources of energy, such as through solar access in the layout, siting and design of houses.

The visual effects of relocatable buildings can potentially degrade the amenity values of localities, particularly if the condition of relocated buildings and the site are not promptly brought back into acceptable standard. It therefore may be appropriate to impose basic requirements so the building does not detract from an area's visual amenity.

Comprehensive residential developments, such as retirement villages and special tourist accommodation complexes, should be managed in a way that provides for separate yet compatible character with existing residential neighbourhoods – this may require specific area definition and subdivision/development controls to provide certainty.

Large-scale greenfield residential developments may also need specific treatment to ensure that any cumulative effects are addressed comprehensively, that any outstanding attributes are protected and that the development connects with existing urban areas in a coherent manner.

Local shopping areas occur within many parts of the Residential Zone. These facilities provide a valuable function to the community, servicing the needs of local residents, but any further expansion needs to be controlled to ensure any adverse effects are avoided or mitigated. Other small-scale residential businesses and services also support the functioning of the Wairarapa's residential neighbourhoods, including schools, medical centres, home businesses and child care facilities. Environmental standards can be applied as thresholds to indicate the scale, intensity and character beyond which may not be acceptable within a residential context.

Non-residential activities that may not be generally acceptable within the residential area need rigorous control to determine whether the adverse effects can be satisfactorily avoided, remedied or mitigated.

5.3.4 Methods to Implement Residential Zone Policies

- (a) Specifically identify permitted land uses within the Residential Zone, supported by such environmental standards as necessary to protect the character, amenity values and function of the Zone.

- (b) The resource consent process to assess potential adverse environmental effects of activities that are not permitted, either because of non-compliance with environmental standards or because of the nature of the non-residential land uses.
- (c) Use of conditions on resource consents to control the effects of activities to acceptable levels.
- (d) Identify areas of comprehensive residential developments and provide a management framework through specific rules designed to maintain and enhance the residential character and amenity values in the development area and the adjoining area.
- (e) For large-scale greenfields development, use a structure plan approach to identifying appropriate roading and infrastructure connections, the management of environmental attributes (for example, streams) and connectivity with existing urban areas.
- (f) Education, guidance and information about environmental standards and sustainable residential design.
- (g) Financial contributions for the provision and upgrading of roads, infrastructure and reserves.
- (h) Compliance with New Zealand Standard 4404: 2004 *Land Development and Subdivision Engineering* to ensure a suitable standard of infrastructure and development, except where other forms of development can achieve environmentally satisfactory outcomes.
- (i) Allocation of funds through Strategic and Long Term Council Community Plan (LTCCP) processes for projects or initiatives to support the policies.
- (j) The use of powers and functions under other legislation, including Council bylaws, as necessary to support or supplement Res1 policies.

5.3.5 Principal Reasons for Adoption

People living in the Residential Zone expect the amenity values and the character of development in their neighbourhoods to be appropriate for residential living. They also expect a certain level of certainty in the nature and character of the area in which they live. Therefore, a specified list of permitted activities have been set, supported by appropriate environmental standards, which establish a baseline for protecting these expectations, while also enabling a range of activities and building forms to occur without undue impediment. The minimum standards apply to both residential and non-residential activities.

Activities that cannot meet these standards, or which are the types of non-residential activities not generally found in residential neighbourhoods, would require resource consent, which provides a process for assessing the environmental effects of the proposal, and whether there are measures that can be applied to avoid, remedy or mitigate any adverse effects.

Variations in the environmental standards for the Wairarapa's Residential Zone apply in those areas that have a specific residential character that is either being developed or protected.

For new large-scale residential developments, structure planning is an effective way of requiring comprehensive planning of roading, infrastructure, layout and connectivity, as well as addressing the environmental attributes of sites, such as streams, remnant bush, topographical features and natural hazards.

There is a range of non-RMA methods available to promote a good standard of residential design and development, particularly through the use of Codes and Guidelines, and through council funded initiatives for community and residential amenities. Financial contributions from residential development will be used in the upgrading and expansion of the Districts' roads, reserves and other civic amenities and facilities.

5.4 Anticipated Environmental Outcomes

- (a) A diversity of residential environments, providing for the living needs of Wairarapa's residents.
- (b) Residential neighbourhoods supported by a good range of services, facilities and amenities that enhance their character and environmental quality.
- (c) Residential environments where the scale, character and amenity of new development is appropriate for the particular neighbourhood.
- (d) Comprehensive residential developments that have a high standard of character and amenity values.
- (e) Protection of residential amenity values from environmental pollutants such as excessive dust and noise.
- (f) Greater use of renewable energy sources, particularly through passive solar design.

5.5 Residential Zone – Rules & Standards

5.5.1 Permitted Activities

The following are Permitted Activities:

- (a) Residential buildings and activities;
- (b) Homestays;
- (c) Papakainga housing;
- (d) The following non-residential activities:
 - (i) Residential business;
 - (ii) Reserves and recreational activities;
 - (iii) Healthcare activities;
 - (iv) Community amenity facilities;
 - (v) Education and child care facilities;
 - (vi) Temporary Activities that comply with the standards under Rule [21.1.14](#);
 - (vii) Primary production activities (excluding forestry), aviaries, and apiaries, in the Carterton Low Density Residential Character Area.
- (e) Any activity listed as a District Wide Permitted Activity in the rules in Section 21.1, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 5.5 or 21.1;

Policy 5.3.2(f)

5.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Residential Zone:

- (a) **Maximum Building Height**
 - (i) 10 metres.
 - (ii) 7 metres for coastal settlements (Castlepoint, Riversdale, Lake Ferry, Whangaimoana, Whatarangi, Ngawi, Mangatoetoe).
- (b) **Maximum Height to Boundary**
 - (i) 3 metres height at the boundary with a 45-degree recession plane.
- (c) **Minimum Building Setback**
 - (i) 5 metres from the front boundary.
 - (ii) For front sites, 1.5 metres from all other boundaries, except that there shall be two setbacks of at least 3 metres from any side and/or rear boundary.
 - (iii) For rear sites, 1.5 metres from all other boundaries, except that there shall be two setbacks of at least 3 metres from any side and/or rear boundary.

Policy 5.3.2(b) and 5.3.2(e)

Policy 5.3.2(b) and 5.3.2(e)

Policy 5.3.2(b) and 5.3.2(e)

- (iv) 0 metres for common wall boundaries.

Note: For the purpose of the above rule –

Front site: means a site with a legal road frontage of not less than 10 metres;

Rear site: means a site with a legal road frontage less than 10 metres.

Exceptions:

- (i) An accessory building may be located within any part of the above building setbacks for side and rear boundaries, provided:
 - (1) The building does not cover more than 25% of the total yard requirements along any one boundary; and
 - (2) The building is not located between an existing building and the front boundary; and
 - (3) The building does not encroach the minimum front yard setback.
- (ii) 5 metres from any waterbody.
- (iii) In the South Wairarapa District, 20 metres from the banks of any river and stream whose bed 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).
- (iv) Eaves, porches, balconies and decks or other minor features may occupy any part of a required setback, other than the front yard setback, provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length.

Policy 5.3.2(b) and 5.3.2(e)

(d) Maximum Fence Height

- (i) 1.8 metres for fences, walls and screens, except at road intersections of Strategic Arterial roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1.0 metre in height is permitted within a 6.0 metres by 6.0 metres triangle measured from a boundary intersection point (Refer [Figure 32.1](#) in Appendix 5).

Policy 5.3.2(b) and 5.3.2(e)

(e) Number of Dwellings

- (i) The total number of dwellings per site shall be limited to that which enables each dwelling to meet the minimum lot area subdivision requirements for that site (Rule 20.1.2).

Policy 5.3.2(b)

(f) Noise Limits

- (i) The sound level from activities within any site in the Residential Zone, shall not exceed the following limits within any measurement time interval in the stated time-frames when assessed at any point within the boundary of any site in the Residential Zone:

Daytime	7.00am – 7.00pm	55dBA L10
Nighttime	7.00pm – 7.00am	45dBA L10

	9.00pm – 7.00am	75dBA 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*”.

Policy 5.3.2(b)

(g) Signs

- (i) Any permanent sign shall be permitted provided it complies with the following standards:
- (1) One sign per site, with a total face area of no more than 0.5m².
 - (2) The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates.
 - (3) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
 - (4) All signs must comply with the sight distance requirements in [Appendix 5](#).
 - (5) No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device.
 - (6) No sign shall use reflective materials, or be illuminated, flashing or moving.
 - (7) No sign shall be affixed to the exterior of any heritage item listed in [Appendix 1.7 Heritage Items](#).

Exception:

- (ii) Official Traffic Signs are excluded from complying with the above standards provided they comply with the Land Transport Rule: Traffic Control Devices 2004 and the Manual of Traffic Signs and Marking (MOTSAM).

(h) Roads, Access, Parking and Loading Areas

Policy 5.3.2(b)

- (i) Compliance with the standards in [Appendix 5 Requirements for Roads, Access, Parking and Loading](#).
- (ii) One vehicle access point per frontage.
- (iii) No contiguous carparking area containing five or more parking spaces, including access and manoeuvring areas.

(i) Non-Residential Activities

Policy 5.3.2(b), 5.3.2(i) and 5.3.2(j)

In addition to the other standards for permitted activities in the Residential Zone, permitted non-residential activities shall comply with the following standards:

- (i) Any area containing more than four parking spaces shall be screened by fencing, planting or other treatment so it will not be visible from any public road, public open space, or dwelling on an adjoining property.

Policy 5.3.2(b), 5.3.2(c) and
5.3.2(d)

- (ii) No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity.
- (iii) No outdoor storage of goods and materials.
- (iv) No accessory building and enclosures for the housing and keeping of animals in confinement shall be located within 20m from the boundary of the site.

(j) **Greytown Villas Character Area**

- (i) All buildings within the Greytown Villas Character Area shall comply with all Residential Zone and District-wide permitted activity standards, except where the following applies:
 - (1) The total number of buildings (including stand-alone and duplex units, and advanced residential care facilities) shall not exceed 100 structures. Advanced residential care facilities shall be constructed only within Stage 4 of the Indicative Concept Plan for Greytown Villas (Refer [Appendix 9](#)).
 - (2) Buildings within the Greytown Villas Character Area shall be subject to the following standards:
 - (a) Minimum building setback to West Street is 6.0 metres.
 - (b) Minimum building setback at the boundary of the Greytown Villas Character Area is 3.0 metres.
 - (c) Minimum separation distances between buildings is 3.0 metres.
 - (d) No new building shall exceed 10 metres in height above ground level, and no building shall exceed a height of 3.0 metres plus three quarters of the shortest horizontal distance between that part of the building and the nearest site boundary.
 - (3) No outdoor fence, wall or screen shall exceed 1.8 metres in height.
 - (4) The overall building coverage shall not exceed 35% except in Stage 4, which shall not exceed 40%.
 - (5) Each residential unit (except for advanced residential care facilities) shall have an exclusive outdoor living court of at least 30m².
 - (6) Buildings requiring wastewater disposal shall be connected to the reticulated sewerage system.
 - (7) Stormwater from buildings and hard surfaces shall be disposed of within the Greytown Villas Character Area or piped to an approved outfall without affecting adjoining properties.
- (ii) All private roads within the Greytown Villas Character Area shall comply with the following standards:
 - (1) Minimum width of formation

-
- (a) 6.0 metres for main internal roads
 - (b) 5.0 metres for small cul-de-sacs
 - (2) Shall be located as generally shown in the Indicative Concept Plan in [Appendix 9](#).
 - (iii) All screening and landscape treatment within the Greytown Villas Character Area shall comply with the following standards:
 - (1) Any commercial storage, parking, loading, manoeuvring or service area adjoining and visible from any site zoned Residential or any public place shall be screened from that area. The screening shall be no less than 1.8m in height, comprising either a densely planted buffer of at least 2m width or a solid fence or wall.
 - (2) The Character Area shall be landscaped as follows:
 - (a) Not less than 20% of the space between the road frontage boundary and the front of the principal building shall be planted; and
 - (b) Not less than 10% of the space between the boundary of any adjoining site zoned Residential and the principal building shall be planted; and
 - (c) Not less than 20% of the site, or the part of the site directly associated with the use or development shall be laid out in lawn and garden.
 - (3) Roads and buildings shall not encroach within 10 metres (the assumed maximum tree root area) of the protected matai and totara trees within the Greytown Villas Character Area, except no more than 50% of the assumed root area of any individual tree and no more than 20% of the overall assumed root area of all the protected matai and totara trees shall be affected.
 - (k) **Jellicoe Residential Character Area**
 - (i) All buildings within the Jellicoe Residential Character Area shall comply with all Residential Zone and District-wide permitted activity standards, except where the following applies:
 - (1) Buildings within the Jellicoe Residential Character Area shall be subject to the following standards:
 - (a) The location of buildings and ancillary facilities shall be generally as set out in the Structure Plan in [Appendix 10](#).
 - (b) A residential building on a “Cottage Lot” and a “Large Lot” shall be setback at least 4 metres from three of the boundaries of the lot in which it is located, provided that this shall not apply to the one bedroom units as identified on the Structure Plan in [Appendix 10](#).
 - (c) No building shall be sited within 10 metres of any boundary of the Jellicoe Residential Character Area.

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- (d) The maximum height to boundary requirement (Rule (b)) does not apply to the shared boundary of a “one-bedroom unit” on any of the “Townhouse Lots” as shown on the Structure Plan in [Appendix 10](#).
 - (e) The overall building coverage shall not exceed 25%, and within individual dwelling unit sites on “Cottage Lots” and “Large Lots” shall not exceed 35%, and within individual dwelling unit sites on “Townhouse Lots” shall not exceed 80%.
 - (ii) All private roads within the Jellicoe Residential Character Area shall comply with the following standards:
 - (1) Minimum width of formation
 - (a) 6.0 metres for main internal roads
 - (b) 5.0 metres for small cul-de-sacs
 - (2) Shall be located as generally shown in the Indicative Concept Plan in [Appendix 10](#).
 - (iii) All screening and landscape treatment within the Jellicoe Residential Character Area shall comply with the following standards:
 - (1) Any commercial storage, parking, loading, manoeuvring or service area adjoining and visible from any site zoned Residential or any public place shall be screened from that area. The screening shall be no less than 1.8m in height, comprising either a densely planted buffer of at least 2m width or a solid fence or wall.
 - (2) The Character Area shall be landscaped as follows:
 - (a) Not less than 20% of the space between the road frontage boundary and the front of the principal building shall be planted; and
 - (b) Not less than 10% of the space between the boundary of any adjoining site zoned Residential and the principal building shall be planted; and
 - (c) Not less than 20% of the site, or the part of the site directly associated with the use or development shall be laid out in lawn and garden.
 - (iv) The developer shall provide to the Council advice from a suitably experienced acoustic consultant acceptable to the Council, either confirming that the present proposals of the developer are adequate to prevent noise from the adjoining agricultural contracting and engineering business significantly affecting the residents of the development, or recommending what further steps are required by the developer to achieve that level of protection. If required by the Council, the developer shall take all steps necessary to give effect to such recommendations.

5.5.3 Controlled Activities

The following are Controlled Activities:

- (a) Any activity involving relocating a dwelling or other building over 10m².

The matters over which control is reserved are:

- (i) Siting, design, and exterior condition.
- (ii) Screening and landscape treatment.
- (iii) Bonds.
- (iv) Transportation route.

- (b) Within the Greytown Villas Character Area, any retirement villas, relocated buildings, buildings and land for advanced residential health care, recreational facilities, grounds maintenance and ancillary activities.

Policy 5.3.2(b), 5.3.2(c) and 5.3.2(d)

The matters over which control is reserved are:

- (i) The design and appearance of relocated buildings and for buildings for advanced residential health care and/or recreational facilities.
- (ii) The location of buildings with respect to site boundaries and each other.
- (iii) The provision of outdoor living courts, service courts, access and parking.
- (iv) Landscaping and site development.
- (v) The timeframe for the work to be completed.
- (vi) Staging of development.
- (vii) Financial contributions.

- (c) Within the Jellicoe Residential Character Area, any private clubrooms, grounds maintenance, recreational facilities and a conference venue.

Policy 5.3.2(b), 5.3.2(c) and 5.3.2(d)

The matters over which control is reserved are:

- (i) Standard and location of access.
- (ii) Parking.
- (iii) Design and appearance of new buildings.

Assessment Criteria

Controlled activities will to be assessed against the relevant assessment criteria set out in Section 22.

Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

Note:

All the standards for permitted activities in Rule 5.5.2 must be met.

5.5.4 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

Policy 5.3.2(b) and 5.3.2(i)

- (a) Any permitted or controlled activity that does not meet one or more of the standards for permitted or controlled activities.

Discretion 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.

Assessment Criteria

Restricted Discretionary activities will be assessed against the relevant assessment criteria set out in Section 22.

5.5.5 Discretionary Activities

The following are Discretionary Activities:

Policy 5.3.2(b) and 5.3.2(i)

- (a) Any other activity including any commercial and retail activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a discretionary activity.

Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

5.5.6 Non-Complying Activities

The following are Non-Complying Activities:

Policy 5.3.2(b) and 5.3.2(i)

- (a) Any activity listed in the Schedule of Primary Industry [\(Appendix 4\)](#).

Assessment Criteria

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

6 COMMERCIAL ZONE

6.1 Introduction

The Commercial Zone covers the business and retail areas in the towns of the Wairarapa. Although the commercial areas differ in size and complexity from town to town, they serve similar purposes and have similar elements, and have a cohesive and distinctive environmental character.

The Commercial Zone is a significant economic and community resource in the Wairarapa. It is essential that the Commercial Zone provide for continued development to accommodate changes in the economy, and in the nature and form of commercial activities.

A range of mixed use activities in the Commercial Zone assists in building vibrant town centres, and reinforces them as focal points for a range of retail, business, community and lifestyle activities. The Commercial Zone is that of a working business environment, and the zone has Permitted Activity standards and a range of Permitted Activities that reflect that the amenity values and character of it are those for a commercial environment.

Commercial areas need to be effective business environments. They need to be accessible and attractive to customers and workers, economically vibrant and well serviced for goods delivery and parking.

The Commercial Zone is densely developed compared with the other zones. Commercial centres also attract large numbers of customers and workers and, therefore, have high demands for vehicle access, on-site parking and the provision of infrastructure such as public parking, civic amenity facilities and stormwater disposal.

There are two distinct types of environment within the zone: pedestrian-oriented and vehicle-oriented commercial areas. Pedestrian-oriented commercial environments are focused on providing customers a range of shops and services accessible by foot, usually protected by verandahs. These pedestrian areas are located in the five town centres, as well as a number of smaller neighbourhood shopping centres.

The Wairarapa's town centres are the historic heart of urban settlement, and contain many buildings and sites of heritage value. Indeed the collective heritage values of Featherston, Greytown and Martinborough are significant assets to the Wairarapa. While there may be street parking in the town centres, it is often supplemented with public parking areas that service businesses in their immediate locality, particularly in the larger towns.

Elsewhere, the Commercial Zone is less densely developed and is dominated by the need for vehicle access and parking. Often the activities are larger in scale, such as bulk retailing, warehouses and servicing depots, which require large lots and onsite car parking, as well as high visible presence on the street.

The differentiation between the pedestrian and vehicle oriented parts of the Commercial Zone recognises a functional division that has important implications for environmental management. The pedestrian precincts need to be 'people friendly' with safe, easy pedestrian movement and a level of amenity that encourages people to use and enjoy the precincts. Pedestrian precincts benefit from compact and cohesive building forms and parking sited away from key pedestrian routes. The vehicle-oriented areas do not have or

require the same level of connected building form, but they rely on large areas of on-site parking, often for large single premises, with good vehicle access. The amenity values and character of these two different areas within the Commercial Zone therefore differ.

In Carterton, high-density retail development in the core part of the town centre comprises shops built closely along the footpath with large display windows and characteristic parapet shapes and forms. This form provides visual and physical continuity. Removal and replacement of the existing buildings could potentially result in the loss of streetscape, through the removal of critical design elements such as parapets, facades, and verandahs. Signs that are not complementary to the character of the area can also erode the existing character. Some new buildings and alterations to building frontages have not been in keeping with the character of the area in terms of scale and design and the visual cohesion of the Carterton town centre has been compromised as a result.

Each of the commercial centres in South Wairarapa – Greytown, Featherston and Martinborough – has a special character that is largely derived from their historic heritage, where the architectural and aesthetic values are particularly important to retain and enhance in the management of these town centres.

Masterton, as the largest urban area in the Wairarapa, has several small suburban shopping centres in addition to the large central commercial zone. The town centre, centred on Queen Street, is largely contained within two major arterial streets (Chapel and Dixon), and most recent retail development has been well accommodated within this area, with adequate capacity for further development.

The smaller neighbourhood shopping centres do not have the development pressures facing the town centres, but, given the residential context in which they are generally located, further development needs careful management to minimise adverse effects on residential amenity values and character.

6.2 Significant Resource Management Issues

1. Maintenance of the viability and vibrancy of Wairarapa's town centres from out-of-centre commercial development.
2. Commercial activities and development located close to residential areas can adversely affect the character and amenity of the neighbouring residential areas.
3. The expansion of commercial activities into residential areas, thereby permanently changing the character and amenity values, particularly for those dwellings in the immediate vicinity.
4. Commercial development along busy traffic corridors can adversely affect the safety and efficiency of those routes.
5. Protecting the safety and amenity values of those parts of the Commercial zone that are largely dependent on pedestrian access particularly comparison retail areas in town centres.
6. The requirements of commercial development and land use can adversely affect the amenity values of the town centres. In particular, the advertising and branding requirements of commercial activities can detract from the overall character and amenity values of commercial areas.

7. Providing for the parking needs of commercial areas in a way that does not detract from the local character and amenity values, and protects the safety and efficiency of the roading network.

6.3 Objectives, Policies and Methods

6.3.1 Objective Com1 – Character and Amenity Values

To maintain and enhance the character and amenity values of the Commercial Zone in a manner that enables its commercial functions to provide for the wellbeing of the Wairarapa while mitigating adverse effects on the natural and physical environment.

6.3.2 Policies Com1

- (a) Maintain and enhance the function, character and amenity of the Commercial Zone by controlling the bulk, location and nature of activities and buildings to achieve appropriate levels of scale, density and environmental effects.
- (b) Encourage a wide range of appropriate activities within the Commercial Zone while ensuring any adverse effects are avoided, remedied or mitigated.

*Implemented through Method
6.3.19(a), 6.3.19(f), 6.3.19(h)
and 6.3.19(j)*

*Implemented through Method
6.3.19(a), 6.3.19(f), 6.3.19(h)
and 6.3.19(j)*

6.3.3 Explanation

Over time the commercial areas have established a typical scale of development and level of environmental effects through compliance with past planning controls, and significant public and private investment. The resulting character and level of amenity are valued.

To maintain and enhance the zone's attributes and purpose, minimum performance standards have been specified. These standards reflect past practice and the normal range of activities that occur within the Commercial Zone. They also provide for change so that more effective use can occur where appropriate. The standards will allow activities to occur where the effects are likely to be no more than minor. If an activity fails to meet one or more minimum standard, its potential effects may be more than minor, and an assessment of environmental effects will be required through the resource consent process.

The function, character and amenity of the Commercial Zone can be adversely affected by inappropriate scale, location and density of activities, buildings and structures. Some controls and design guidance may be necessary to protect the general amenity values and efficient functioning of the town centres.

6.3.4 Objective Com2 – Efficient Vehicle & Pedestrian Movement

To ensure efficient pedestrian flows, traffic movement and parking within the Commercial Zone.

6.3.5 Com2 Policies

*Implemented through Method
6.3.19(a), 6.3.19(f), 6.3.19(h)
and 6.3.19(l)*

- (a) Protect the efficient functioning and safety of activities in the Commercial Zone by providing for adequate parking, loading, manoeuvring space and access, while maintaining a predominance of building over parking areas in town centres, and enhancing pedestrian safety and convenience where appropriate.

*Implemented through Method
6.3.19(a), 6.3.19(f), 6.3.19(h),
6.3.19(j), 6.3.19(k) and 6.3.19(l)*

- (b) Allow for flexibility when addressing parking provision within the Commercial Zone, such as alternative sites and multi-use vehicle parks.

*Implemented through Method
6.3.19(a), 6.3.19(f), 6.3.19(h)
and 6.3.19(l)*

- (c) Ensure all development is safely accessible from the roading network, without compromising the safe and efficient operation of the network.

6.3.6 Explanation

Traffic and pedestrian flows are imperative to the efficient functioning of the Commercial Zone, due to the large numbers of vehicles and people that come into the zone. Poorly sited vehicle crossings, excessive vehicle trips from service lanes or inadequate on-site parking can potentially disrupt traffic and pedestrian flows and increase congestion and conflict. These effects may compromise the zone's function and amenity, as could the effects of an inordinate amount of parking and other space dedicated to vehicles within the Wairarapa's town centres.

Due to access and site limitations, it is sometimes difficult to provide the necessary on-site vehicle parking for new developments. In such circumstances, provision for alternative parking arrangements should be made, such as a central parking area for multi activities.

It is also important that all development has suitable access, to protect the safety of pedestrians, of users of the access, as well as other road users.

6.3.7 Objective Com3 – Interzone Management

To protect the amenity values of any adjoining Residential Zone from the adverse effects of activities within the Commercial Zone.

6.3.8 Com3 Policies

*Implemented through Method
6.3.19(a), 6.3.19(f) and 6.3.19(h)*

- (a) Control the effects of activities as necessary to ensure the scale of development and levels of environmental effects emanating from the Commercial Zone do not adversely affect the amenity values and character of the adjacent Residential Zone.

*Implemented through Method
6.3.19(a), 6.3.19(f) and 6.3.19(h)*

- (b) Limit the expansion of commercial activities into residential neighbourhoods unless there is a demonstrated shortfall of appropriate commercial land and such expansion is achieved in a manner that protects the viability of existing retail centres.

6.3.9 Explanation

Activities within the Commercial Zone may generate effects that are unacceptable in other zones. For instance, the acceptable levels of noise or artificial light in a shopping centre will often exceed what is acceptable in the

Residential Zone. Consequently, controls are needed at the interface between these zones to minimise potential conflict. These controls may relate to compatible bulk, setback and design of structures, effective visual screening, building setbacks and more restrictive noise limits than the Commercial Zone standards would generally require.

The current area of commercially zoned land within the Wairarapa is considered to meet the current and likely foreseeable demand for commercial development. This recognises that much new development will be in the form of the redevelopment of existing properties within the Zone. It is preferable to limit any commercial expansion into the Wairarapa's residential and rural areas, as this affects the character and amenity values of those areas.

6.3.10 Objective Com4 – Masterton Town Centre

To provide for Masterton's Town Centre as the principal retail and servicing focus of the Wairarapa while maintaining and enhancing its characteristics and amenity values.

6.3.11 Com4 Policies

(a) Recognise and protect the pedestrian environment of Masterton's Town Centre by controlling the provision and form of verandahs, the amount of display windows on shop frontages and limiting vehicle access across pedestrian routes.	<i>Implemented through Method 6.3.19(a), 6.3.19(b), 6.3.19(f), 6.3.19(g), 6.3.19(h) and 6.3.19(j)</i>
(b) Protect the retail viability and vibrancy of the Town Centre by controlling out of town centre large-scale retail development.	<i>Implemented through Method 6.3.19(a), 6.3.19(f) and 6.3.19(h)</i>
(c) Promote cohesive intensive forms of development within the town centre that provide a pedestrian focus on Queen Street, with vehicle servicing, parking and access on to other streets.	<i>Implemented through Method 6.3.19(a), 6.3.19(f) and 6.3.19(h)</i>
(d) Provide for large-scale vehicle oriented activities outside the pedestrian focused parts of Masterton's town centre.	<i>Implemented through Method 6.3.19(a), 6.3.19(f) and 6.3.19(h)</i>

6.3.12 Explanation

The Masterton town centre is the principal central business district in the Wairarapa, providing a wide range of commercial, business administration and other related services to the wider Wairarapa.

The main commercial area is based on the town centre, along Queen Street and some side streets. The main shopping core of the town centre is focused on meeting the convenience and comfort of pedestrians, with verandahs to provide shelter/shade, active shop fronts, coherent and continuous façades and few conflict points with vehicle accessways. The environmental quality of Masterton's Town Centre can be best protected by ensuring that vehicle-oriented activities are located outside the Pedestrian Precinct, and maintaining or enhancing the pedestrian-friendly qualities of the Precinct.

While Masterton's town centre has a mixed form of architectural character, in general, all forms of new building design should be of a high quality that enhances the cohesive character and the urban environment.

To protect the ongoing viability of Masterton's commercial heart, some control on the scale of new retail activity outside the Commercial Zone (particularly in

Refer to Industrial Zone Policy 7.3.2(h)

the Industrial Zone) is required to manage the potential adverse distributional effects of large-scale retailing activities on the vitality of the town centre. Within the pedestrian core of Masterton's town centre itself, the multiple ownership of many small property-holdings effectively ensures that large-scale vehicle oriented retailing activities locate elsewhere within the Commercial Zone.

6.3.13 Objective Com5 – Carterton Town Centre

To maintain and enhance the character and amenity values of Carterton's Town Centre through new and innovative design that complements the surrounding streetscape while providing for diversity in building form, use and appearance.

6.3.14 Com5 Policies

*Implemented through Method
6.3.19(c)*

- (a) Identify the Carterton Town Centre as a separate part of the Commercial Zone requiring building design management.

*Implemented through Method
6.3.19(a), 6.3.19(c), 6.3.19(d)
6.3.19(f) and 6.3.19(h)*

- (b) Apply specific design criteria to new buildings and alterations or additions to existing building frontages to ensure they are in keeping with the character of the Town Centre.

*Implemented through Method
6.3.19(c) and 6.3.19(d)*

- (c) Encourage development that is in keeping with the character of the Town Centre by providing design guidance on appropriate bulk, form and appearance.

6.3.15 Explanation

Carterton's Commercial Zone comprises a core based around the shopping area within the town centre with a traditional fringe commercial activities such as car sales, and commercial services.

Although much modified, the character and amenity of Carterton's town centre is influenced by a number of buildings with distinctive design elements that collectively form a special character. These design elements include parapet walls with traditional stepped and symmetrical shapes, verandahs following traditional forms (angled, curved and bullnose), and facades and entranceways at the traditional setback. This character should be enhanced to produce a high environmental quality, building on the significant public investment that has been made within the town centre.

The basic elements of this character can be enhanced through controls on design. In addition, guidance should help developers and property owners to undertake new building, or building alterations and additions, in such a way that the integrity and amenity value of the town centre is maintained.

The design guideline provides guidance without being excessively prescriptive. The guideline provides for certainty for owners/developers, and reassures the community that the significant character features and values of the area will be maintained.

6.3.16 Objective Com6 – South Wairarapa Town Centres

To ensure the special characteristics and historic heritage values of the town centres of Featherston, Greytown, and Martinborough are maintained and enhanced in a manner that enables their efficient commercial functioning.

6.3.17 Com6 Policies

(a)	Recognise the town centres of Featherston, Greytown, and Martinborough as Historic Heritage Precincts.	<i>Implemented through Method 6.3.19(b)</i>
(b)	Maintain and enhance the character of the Featherston, Greytown, and Martinborough town centres by controlling new development in a manner that is keeping with their historic heritage values.	<i>Implemented through Method 6.3.19(a), 6.3.19(e), 6.3.19(f) and 6.3.19(h)</i>
(c)	Avoid new development that is out of character with the historic heritage values of the Featherston, Greytown and Martinborough Town Centres.	<i>Implemented through Method 6.3.19(a), 6.3.19(e), 6.3.19(f) and 6.3.19(h)</i>
(d)	Promote a pleasant pedestrian-oriented retail environment.	<i>Implemented through Method 6.3.19(a), 6.3.19(e), 6.3.19(f), 6.3.19(h) and 6.3.19(m)</i>

6.3.18 Explanation

The central business districts of Greytown, Featherston and Martinborough contain a wide range of buildings with historic heritage values – collectively these warrant being identified and managed as Historic Heritage Precincts to protect and enhance these values. The scale and character of historic features, such as shop frontages, contribute to the appeal of these town centres as pedestrian areas, helping them to be attractive centres to visit and patronise.

New buildings should neither mimic nor detract from the historic styles of their neighbours. The building styles vary considerably in age, character and form throughout each of the town centres – new buildings or changes to existing buildings need to be designed in reference to their immediate context, drawing on their elements to promote coherence in building form.

They also need to ensure that the pedestrian environment is appropriately provided for, whether this occurs by using verandahs or by some other form of treatment where verandahs may not be appropriate (for example, on some historic bank buildings where verandahs could degrade the architectural values).

6.3.19 Methods to Implement the Commercial Zone Policies

- (a) Development standards for permitted activities to protect the character, amenity, and function of the Commercial Zone.
- (b) Identification of the Pedestrian and Historic Heritage Precincts in the commercial areas, and apply specific development standards as appropriate to the form, character and amenity values of each area.
- (c) Define the Carterton Character Area over Carterton's central town centre on the District Plan maps, with corresponding rules to maintain and enhance the character and amenity values of the area.
- (d) Apply Design Guidelines for building frontages within the Carterton Character Area to ensure alterations and additions to facades and the erection of new buildings are consistent with the scale and amenity values of the streetscape.

- (e) Apply Design Guidelines within the Historic Heritage Precincts in Martinborough, Featherston and Greytown to ensure new buildings and additions and alterations to existing buildings are in harmony with the townscape of these areas.
- (f) Assessment of environmental effects through the resource consent process for activities that do not comply with development standards.
- (g) Apply, through resource consent process, a design guide on building form and design where there is a need for a site specific and flexible approach.
- (h) Conditions on resource consents, including consent notices and covenants on Certificates of Title, to control the effects of activities.
- (i) Education and information about the environmental standards, values, and amenity associated with the Commercial Zone.
- (j) Working with business interests and their advisers in obtaining appropriate building design and layout in accordance with the relevant objectives and policies of the Commercial Zone.
- (k) Financial contributions for roads, reserves and infrastructure.
- (l) Compliance with New Zealand Standard 4404: 2004 *Land Development and Subdivision Engineering* to ensure a suitable standard of infrastructure.
- (m) Allocation of funds through the Strategic and Long Term Council Community Plan (LTCCP) processes for projects or initiatives to support the policies.
- (n) Other legislation and Council bylaws as appropriate.

6.3.20 Principal Reasons for Adoption

A typical scale and character of development and level of environmental effects has established over time within the Commercial Zone through considerable investment of both private and public funds. The resulting character, level of amenity and functioning is now expected and valued within the zone.

Therefore, a series of permitted activity standards have been set, which establish a baseline for protecting these expectations, while also enabling a range of existing and potential new activities to occur without undue impediment. Failure to meet one or more of the standards will necessitate a resource consent, at which time an assessment of environmental effects will be required.

The approach recognises that changes will occur over time as market forces and the nature of commercial activity change. The character, amenity, vitality and function of the Commercial Zone will be protected while allowing for a range of activities to occur.

The specific provisions for the identified Pedestrian Precincts, Carterton Character Area and Historic Heritage Precincts have been adopted to ensure their special qualities are maintained or enhanced when development takes place.

The Carterton Character Area is also supported by a Design Guide, which provides guidance to developers/owners when undertaking alterations or additions to building frontages and when erecting new buildings. Its purpose is to suggest principles around which development can occur without stifling innovation or creativity.

6.4 Anticipated Environmental Outcomes

- (a) Environments where the scale, amenity and character of development enables a wide variety of commercial activities and development.
- (b) Retail environments that are attractive and pedestrian-friendly.
- (c) A safe and convenient Commercial Zone for the movement of people and goods, with minimal conflict between vehicles and pedestrians.
- (d) Protection of the amenity in adjacent zones from the adverse effects of activities and development in the Commercial Zone.
- (e) Protection of the wider environment and community from the adverse effects of environmental pollution, such as dust, noise and stormwater.
- (f) Attractive town centres where protected historic character and well-designed new development has added to the vitality and distinctive amenity of each town.

6.5 Commercial Zone – Rules & Standards

6.5.1 Permitted Activities

The following are 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 6.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 6.5 or 21. *Policy 6.3.2(a) and 6.3.2(b)*
- (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 6.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 6.5 or 21.

6.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Commercial Zone.

- (a) **Maximum Building Height** *Policy 6.3.2(a)*
 - (i) 15 metres;
 - (ii) 7 metres for coastal settlements.
- (b) **Maximum Height to Boundary** *Policy 6.3.2(a) and 6.3.8(a)*
 - (i) For sites adjoining the Residential Zone, the building shall meet the height recession requirement for the Residential Zone in relation to the relevant boundary. This shall not apply to road boundaries.
- (c) **Minimum Building Setback** *Policy 6.3.2(a) and 6.3.8(a)*
 - (i) 3 metres from any boundary with the Residential Zone or Rural Zone;
 - (ii) 5 metres from any waterbody
- (d) **Maximum Fence Height** *Policy 6.3.2(a) and 6.3.8(a)*
 - (i) 1.8 metres for fences, walls and screens on any boundary with the Residential Zone or Rural Zone, except at road intersections of Strategic Arterial roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1.0 metre in height is permitted within a 6.0 metres by 6.0 metres triangle measured from a boundary intersection point (Refer to [Figure 32.1](#) in Appendix 5).
- (e) **Noise Limits** *Policy 6.3.2(a) and 6.3.8(a)*
 - (i) The sound level from activities within any site in the Commercial Zone 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, and at any point within the boundary of a site in a Residential Zone:

Daytime	7.00am – 7.00pm	55dBA L10
Nighttime	7.00pm – 7.00am	45dBA L10
	9.00pm – 7.00am	75dBA 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"*.

Policy 6.3.2(a) and 6.3.8(a)

(f) **Signs**

- (i) Any permanent sign shall be permitted provided it complies with the following standards:
- (1) The total face area of all signs (permanent and temporary) per site shall be no greater than 5.0m² except for vehicle oriented activities, which shall comply with the following:
 - (a) No more than one free-standing sign, up to 7.5m in height and 6m² in area (all faces) per site;
 - (b) No more than one "price board" and one "services board" per site, each up to 3m in height;
 - (c) Illuminated signs shall be no more than 2m² in total face area.
 - (2) Signs shall not face an adjoining site within the Residential Zone.
 - (3) The sign must be located fully within the site of which it is located.
 - (4) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
 - (5) All signs must comply with the sight distance requirements in [Appendix 5](#).
 - (6) No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device.
 - (7) Any illuminated sign visible from the Residential Zone shall not be lit unless the premises are open for business.
 - (8) No sign shall be affixed to the exterior of any heritage item listed in [Appendix 1.7 Heritage Items](#).

Exception:

- (ii) Official Traffic Signs are excluded from complying with the above standards provided they comply with the Land Transport Rule: Traffic Control Devices 2004 and the Manual of Traffic Signs and Marking (MOTSAM).

- (g) Roads, Access, Parking and Loading Areas *Policy 6.3.2(a), 6.3.5(a), 6.3.5(b) and 6.3.5(c)*
- (i) Compliance with the standards in [Appendix 5 Requirements for Roads, Access, Parking and Loading](#).
 - (ii) One vehicle access point per frontage.
- (h) Landscape and Screening *Policy 6.3.2(a) and 6.3.8(a)*
- (i) Effective screening from any site zoned Residential that is adjoining or opposite (across a road), the screening shall be no less than 1.8m in height, comprising either a densely planted buffer of at least 2m width or a solid fence or wall.
 - (ii) Any outdoor storage or vehicle parking or servicing area of more than 10m² that is visible from a site zoned Residential or from a formed public road shall be effectively screened from that site/road in accordance with the methods set out above.
- (i) Activities within a Pedestrian Precinct *Policy 6.3.2(a), 6.3.5(a), 6.3.11(a) and 6.3.11(c)*
- (i) In addition to the above standards, any activity within a Pedestrian Precinct shall meet the following standards:
 - (1) Shop Frontage
 - (a) Ground floor display windows shall be provided at a ratio of not less than 1:1 (display window: non-display façade area) up to 3 metres above ground level on frontages.
 - (2) Verandahs
 - (a) Each building shall have a verandah extending the full length of the frontage, and shall adjoin existing verandahs on adjacent buildings.
 - (b) Verandahs shall be 3 metres in width or 300 mm back from the kerbline, whichever is the lesser.
 - (c) Verandahs shall be not less than 2.5 metres above the footpath.
 - (3) Vehicle Crossings
 - (a) No new vehicle crossings may be constructed.
 - (4) Building Setback
 - (a) All buildings shall be sited on the front boundary of the site.

Note: The Historic Heritage Precinct standards in the District Wide Rules (Rule 21.1.3) also apply to the town centres of Greytown, Featherston and Martinborough.

6.5.3 Controlled Activities

The following are Controlled Activities:

- (a) Any activity involving relocating a dwelling or other principal building

The matters over which control is reserved are:

Policy 6.3.14(b) and 6.3.14(c)

- (i) Siting, design, and exterior condition'
 - (ii) Screening and landscape treatment'
 - (iii) Bonds'
 - (iv) Transportation route.
- (b) In the Carterton Character Area, any construction, alteration or addition to building frontages, or demolition of building frontages (provided demolition is accompanied by construction of new frontages).
- The matters over which control is reserved are:
- (i) Design and appearance'
 - (ii) Effects on the amenity values of the Carterton Character Area.

Assessment Criteria

Controlled activities will be assessed against the relevant assessment criteria set out in Section 22.

Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

Note:

All the standards for permitted activities in Rule 6.5.2 must be met.

6.5.4 Standards for Controlled Activities*Policy 6.3.14(b) and 6.3.14(c)*

- (a) **Carterton Character Area**
- (i) In the Carterton Character Area, all buildings shall comply with all Commercial Zone and District-wide permitted activity standards, except where the following applies:
 - (1) Parapet walls must be provided on both single and two storey buildings and must follow traditional stepped and symmetrical shapes.
 - (2) Building facades must include an entrance from High Street.
 - (3) Traditional setbacks must be maintained.
 - (4) Windowsill heights must be consistent with traditional or heritage buildings.
 - (5) Glazed areas shall not to be less than 60% of the frontage surface.
 - (6) Security grills, roller doors and sliding doors must be retractable or removable and not be an obtrusive feature of the façade.
 - (7) Verandahs are required on all new building frontages and are to follow traditional forms (angled, curved, bullnose).

- (8) Verandahs must include posts set close to the street edge. The spacing of posts must be designed to complement existing spacing and rhythm.
- (9) The underside of verandahs shall not be lined.
- (10) Under verandah lighting must be provided and shall be sympathetic in scale and design to traditional or heritage qualities.
- (11) No individual sign shall exceed 2m² in area (all faces). Total signage on any one building shall not exceed 4m² in area.
- (12) No sign shall be illuminated by any means other than directional lighting.
- (13) Signs shall be located above verandahs but within the parapet height, or suspended within verandahs.
- (14) All signs must be sympathetic in scale, colour and design to adjacent traditional or heritage qualities.
- (15) All signs shall be constructed in a neat and durable manner and from traditional materials.

6.5.5 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

- (a) In the Carterton Character Area, any construction of, alteration or addition to building frontages, or demolition of building frontages (provided demolition is accompanied by construction of new frontages), that does not comply with any of the standards for a controlled activity.

Policy 6.3.14(b) and 6.3.14(c)

Discretion is restricted to the following matters:

- (i) Design and appearance;
- (ii) Effects on the amenity values of the Carterton Character Area.

- (b) Any permitted or controlled activity that does not meet one or more of the standards for permitted or controlled activities.

Policy 6.3.2(a) and 6.3.8(a)

Discretion 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.

Assessment Criteria

Restricted Discretionary activities are to be assessed against the relevant assessment criteria set out in Section 22.

6.5.6 Discretionary Activities

The following are Discretionary Activities:

Policy 6.3.2(a) and 6.3.8(a)

(a) Any new residential unit at ground level, with frontage onto road.

Policy 6.3.2(a) and 6.3.8(a)

(b) Any activity listed in the Schedule of Primary Industry ([Appendix 4](#)).

Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

7 INDUSTRIAL ZONE

7.1 Introduction

The Wairarapa contains a number of industrial areas, which are managed under a single Industrial Zone. Some of the industrial activities contained within the Zone are large-scale enterprises, employing many people and generating significant income for the area. Other activities are small scale, often located on small parcels of land, scattered within the towns.

The industrial activities contained within the Zone are an important resource for the Wairarapa, and consequentially for its social and economic wellbeing. The greenfields opportunities within the Industrial Zone (i.e., land zoned but not yet used for industrial purposes) also represent a significant potential for further development and growth in the Wairarapa.

Industrial activities can potentially create significant adverse effects on the immediate and wider environment. This is due in part to the nature of the processes and operations involved, as well as the impacts on the transport and service infrastructure, and the scale and utilitarian nature of the industrial buildings.

For example, industrial activities may generate high traffic volumes of both heavy and light vehicles, occupy large sites where much of the area is covered by structures or impervious surfaces, need large utilitarian buildings, and use expansive outdoor storage areas.

Some industrial activities generate high levels of noise, odour and dust. While such activities must also meet regional council requirements for discharges into the environment, it is preferable these activities are buffered by distance from potentially sensitive uses, particularly residential areas.

Preferably, industrial activities should be clustered within defined areas where they may operate and generate comparable effects relatively unhindered. Therefore, the Industrial Zone is separated as much as practicable from sensitive activities in other zones to protect the amenity in those zones. However, minimum levels of amenity should still be maintained within existing developed parts of the Industrial Zone, particularly those within the towns. Amenity values can be protected by noise standards, odour controls, screening, setback distances and other techniques, particularly in reference to visibility from major public arterial routes and from residential areas.

Most of the Industrial Zone is contained within the urban environment, with many industrial areas forming an integral part of Wairarapa's towns. However, there are a few large sites located in the rural environment. In particular, the industrial area at Waingawa, west of the State Highway 2 Bridge over the Waingawa River, is the Wairarapa's principal heavy industrial area, where large industrial activities have been co-located to concentrate the adverse effects and to take advantage of excellent road and rail accessibility, and labour market and services provided by the nearby towns. This area is a logical centre for further growth in large-scale industrial development, and therefore requires a certain amount of appropriately zoned greenfields land.

7.2 Significant Resource Management Issues

1. The effects of traffic generated by industrial activities, particularly heavy vehicles, can adversely affect the safe and efficient functioning of the road network, as well as the amenity values of neighbouring areas.
2. Where industry establishes in isolated pockets, and in close proximity to more sensitive land uses, the potential for conflict with residential or rural amenity values is increased. Conversely, reverse sensitivity issues can also arise where incompatible land use activities that are sensitive to the environmental effects of existing industrial activities establish in proximity to existing established industrial sites.
3. The visual effects of industrial buildings, plant and other structures, including outdoor storage, can significantly degrade the amenity values and character of an area, particularly near residential neighbourhoods or along major public arterial roads, such as State Highway 2.
4. There is a need to provide for future industrial development in locations that are adequately serviced and where environmental management costs can be minimised.
5. Where not appropriately managed, the nature and scale of industrial activities may adversely affect adjoining areas and the environment. For example, potential adverse effects from contaminated discharges of stormwater can degrade waterbodies, while other effects such as odour, noise, lighting, waste, heavy traffic, services and the like, may degrade amenity values.

7.3 Objectives, Policies and Methods

7.3.1 Objective Ind1 – Provision for Industrial Activities

To provide for a wide range of activities within the Industrial Zone that can function efficiently within acceptable levels of environmental quality and amenity.

7.3.2 Ind1Policies

*Implemented through Method
7.3.10(a) and 7.3.10(d)*

*Implemented through Method
7.3.10(a), 7.3.10(g) and
7.3.10(h)*

*Implemented through Method
7.3.10(a), 7.3.10(g) and
7.3.10(h)*

*Implemented through Method
7.3.10(a), 7.3.10(b), 7.3.10(g)
and 7.3.10(h)*

*Implemented through Method
7.3.10(a), 7.3.10(g) and
7.3.10(h)*

- (a) Provide adequate serviced land resources for the existing and future industrial development needs of the Wairarapa.
- (b) Enable a wide range of activities, including activities with adverse effects that may not otherwise be appropriate in other zones.
- (c) Impose sufficient controls over industrial activities, including structures, to avoid, remedy or mitigate any external adverse effects, particularly on residential and rural areas.
- (d) Discourage activities that could be unduly sensitive to the effects of industrial activities to be located within, or in close proximity to, the Industrial Zone.
- (e) Control industrial activities, including primary processing industries, which may have significant external environmental effects.

(f)	Over the long-term, promote sporadic industrial activities in primarily residential areas to relocate to areas in which there are minimal environmental management controls necessary.	<i>Implemented through Method 7.3.10(a), 7.3.10(g) and 7.3.10(h)</i>
(g)	Manage the visual effects of industrial activities on major arterial roads and within close proximity to Residential or Rural Zones.	<i>Implemented through Method 7.3.10(a), 7.3.10(g) and 7.3.10(h)</i>
(h)	Manage the distributional effects of retailing within the Industrial Zone to maintain the viability of the Wairarapa town centres.	<i>Implemented through Method 7.3.10(a), 7.3.10(e), 7.3.10(g) and 7.3.10(h)</i>

7.3.3 Explanation

Industrial activities within the Industrial Zone range from large-scale manufacturing and processing plants, to small service providers and wholesalers. The environmental effects from such a wide range of activities can similarly vary considerably.

The importance of these activities to the wellbeing of the Wairarapa makes it critical to ensure that there is an adequate supply of industrially zoned land, not only to provide the certainty for existing activities to operate and expand in confidence, but also to provide suitably located and serviced land for future new activities to establish. Zoning also provides certainty to the wider community about the location of industrial activities and where the character of environmental effects may be expected to differ.

In general, it is appropriate to manage these activities under a single environmental zone, as most of the potential adverse environmental effects can be managed by consistent development and performance standards. These standards seek to provide for an acceptable level of amenity values within the Zone.

Separate standards are often required to minimise adverse effects of industrial activities on the amenity values of properties located outside the Industrial Zone, particularly in the Residential and Rural Zones.

Non-conformance with development or performance standards indicates that an activity may have unacceptable adverse effects: the resource consent process can therefore address and ascertain whether there are appropriate mitigation measures that could be imposed to avoid, remedy or mitigate any adverse effects to acceptable levels.

It should be noted that compliance with the standards in the Plan does not preclude compliance with Wellington Regional Council requirements (particularly discharge to air, water or land).

Some activities may be unsuitable in the Industrial Zone environment. In particular, residential activities within the Industrial Zone may compromise the function of adjacent industrial activities if they have to modify their operations to protect residential amenity values.

Industry with potential significant adverse environmental effects, such as could occur in primary processing facilities, are controlled separately to ensure that, cumulatively, the site is environmentally suitable for the proposed activity, and that adequate mitigation measures have been thoroughly identified.

The visual effects of industrial activities also need to be managed to maintain acceptable levels of amenity values, particularly if visible from residential or rural areas. Industrial development can also degrade the streetscape of major

traffic routes in the Wairarapa, but the streetscape can be maintained and enhanced by careful siting and design of buildings, and effective screening and landscaping.

Uncontrolled retailing within the Industrial Zone may result in unintended distributional effects that could undermine the viability of the established retail areas within the town centres of the Wairarapa. Therefore some controls on the scale of retail activity in the Zone are appropriate to ensure that there are no significant negative effects arising from such activity.

7.3.4 Objective Ind2 – Effects on Road Network and Infrastructure

To maintain the safe and efficient functioning of the roading network from the adverse effects of industrial activities within the Zone, and to ensure industrial land can be adequately and economically serviced by public infrastructure.

7.3.5 Ind2 Policy

*Implemented through Method
7.3.10(a), 7.3.10(g) and
7.3.10(h)*

- (a) Impose standards for new vehicle access and parking to avoid, remedy or mitigate any adverse effects on the safe and efficient functioning of the roading network.

*Implemented through Method
7.3.10(a), 7.3.10(c), 7.3.10(g)
and 7.3.10(h)*

- (b) Restrict access from future industrial development along key arterial roads, and promote the use of appropriate side roads with adequate capacity and connections to the road network.

*Implemented through Method
7.3.10(a), 7.3.10(g), 7.3.10(h)
and 7.3.10(k)*

- (c) To ensure new industrial development is adequately serviced by reticulated public water supply and wastewater (including trade waste).

*Implemented through Method
7.3.10(a), 7.3.10(d), 7.3.10(g)
and 7.3.10(h)*

- (d) For large areas of potential greenfields industrial development, provide a firm indication for future roading requirements, access limitations, and the protection of environmental assets.

7.3.6 Explanation

Large traffic volumes are a necessary part of the functioning of the Industrial Zone. Industrial activities should be located on roads with sufficient capacity to accommodate such traffic and without unreasonably adversely affecting the amenity values of nearby residential neighbourhoods. It is important sufficient on-site parking and safe access is provided for each activity, to ensure vehicle movements do not adversely affect the road network or surrounding activities.

However, on main arterial routes such as State Highway 2 and the Masterton Heavy Vehicle Bypass, new access directly onto the roads should be limited, with alternative access provided through other roads if suitable (in terms of capacity, connections to the road network and amenity values).

Industrial activities can place large demands on water supply and the disposal of wastewater. Industrial areas therefore need to be supplied with adequate reticulated services that can supply the anticipated need of industry. Financial contributions through the resource consent process for subdivision would facilitate the funding of such services, as would resource consent for primary processing activities which often place heavy demands on water supply and wastewater disposal.

Where there are large areas zoned for future industrial development, it is appropriate to require that the future structure of that development be identified prior to development occurring: for example, internal roading, any limitations on access to State Highways, and the protection of resources with environmental values such as wetlands and stream margins. For an area in multiple ownerships, such as Waingawa, the District Plan should provide an overall development framework through Structure Plans. In areas under single land ownership, a concept development plan prepared by the developer would be required.

7.3.7 Objective Ind3 – Opaki Industrial Area

To provide for the efficient use and development of the Opaki Industrial Area in a manner that maintains and enhances the special amenity values of the vicinity, including those of the residences that overlook the area.

7.3.8 Ind3 Policies

- (a) Maintain the qualities of the Opaki Special Management Area by ensuring activities are consistent with the special amenity values of the area, including the high visual quality at the northern entrance to Masterton.
- (b) Provide a management framework for secondary industry in order to ensure that the development of the area occurs in accordance with the appropriate environmental standards.
- (c) Ensure the effects of residential and rural development are compatible with the existing and future uses of the area by providing for them as discretionary activities.
- (d) Maintain the qualities of the area by restricting all industrial activities with the potential to create significant adverse effects.

Implemented through Method 7.3.10(a), 7.3.10(f), 7.3.10(g) and 7.3.10(h)

Implemented through Method 7.3.10(a), 7.3.10(f), 7.3.10(g) and 7.3.10(h)

Implemented through Method 7.3.10(a), 7.3.10(f), 7.3.10(g) and 7.3.10(h)

Implemented through Method 7.3.10(a), 7.3.10(f), 7.3.10(g) and 7.3.10(h)

7.3.9 Explanation

The Opaki Special Management Area is an area of 5.9 hectares of land located on Opaki Road (State Highway 2) on the northern outskirts of the Masterton Urban Area. The area is an attractive northern entrance to Masterton, with a dense planting of mature trees.

This management area contains a long-established industrial use in the southern part, with the remainder of the site as yet undeveloped. Existing and potential future residential areas are located to the east, south and west. A system of connected reserves is being developed in the vicinity. The provisions of the Special Management Area recognise the special amenity values of the environment, particularly the treed landscape. It also recognises that, unlike other industrial areas, this area is overlooked by a number of residential properties that are located on a ridge to the east of the site.

Residential or secondary industrial development within the Opaki Special Management Area has to be consistent with the special qualities of the area, and must occur in a manner that maintains and enhances the special amenity values of this area. This policy requires a more prescriptive approach; through both development standards applying to new buildings and facilities, and the resource consent process to address more qualitative effects.

7.3.10 Methods to Implement the Industrial Zone Policies

- (a) Development and performance standards for permitted activities to protect the function of the Industrial Zone and to establish an acceptable level of amenity values.
- (b) Controls to limit new residential units from establishing within the Industrial Zone.
- (c) Controls on new development located on key public roads, limiting further access.
- (d) Use of structure plans and concept development plans to establish an appropriate development framework for greenfields development.
- (e) Controls on the scale of retailing activity to minimise the adverse distributional effects on the viability and functioning of town centres.
- (f) Controls on new development within the Opaki Special Management Area to protect the area's special amenity values.
- (g) Assessment of environmental effects through the resource consent process for activities that do not comply with the performance standards.
- (h) Conditions on resource consents, including consent notices on Certificates of Title, to control the effects of activities.
- (i) Education and information about environmental standards associated with the Industrial Zone.
- (j) Financial contributions.
- (k) Compliance with NZ Standard 4404: 2004 *Land Development and Subdivision Engineering* to ensure a suitable standard of infrastructure.
- (l) Allocation of funds through the Strategic and Long Term Council Community Plan (LTCCP) processes for projects and initiatives to support the policies.
- (m) Other legislation and Council bylaws.

7.3.11 Principal Reasons for Adoption

Industrial activities typically generate environmental effects that would not be acceptable in other environmental zones, such as a higher level of noise emissions, heavy vehicle movements and the visual effects of buildings, plant and signs. However, a minimum level of amenity values is required for industrial areas, particularly those areas along major public arterial roads, to ensure an acceptable level of visual amenity is maintained, the safety and efficiency of the road network is maintained, and the amenity values of residential properties are not unreasonably compromised by industrial emissions.

Therefore, a series of permitted activity standards have been set, which establish a baseline for protecting these expectations, while also enabling a range of existing and potential new activities to occur without undue impediment. Failure to meet one or more of the standards will necessitate

resource consent, at which time an assessment of environmental effects will be required.

A standards-based approach recognises that changes will occur in the zone over time as market forces and industry practices change. Conformance with such standards should ensure that the character, amenity, vitality and function of the Industrial Zone would be maintained and enhanced, while allowing for a range of activities to occur. It should also provide a generally acceptable level of amenity for adjacent properties outside the Industrial Zone, particularly within the Residential Zone.

The Opaki Special Management Area is managed as a separate area within the Industrial Zone to ensure activities and development are controlled so that the special qualities of the vicinity are maintained and enhanced. In particular, controls are required to ensure that developments are designed and constructed with respect to their impact on the character and amenity values of the Opaki Special Management Area, having regard to its gateway location to northern Masterton, the amenity provided by the existing planting in the area, and the proximity of residences on the hills overlooking the Area.

Outside controls imposed through the district plan, there are a range of other methods that can be applied to support the objectives and policies for the Industrial Zone. In particular, the Councils will work with the sector to promote good design and environmental outcomes. The Councils will also be active in planning for and investing in infrastructure and services as necessary.

7.4 Anticipated Environmental Outcomes

- (a) An internal level of environmental quality within the Zone that is of a scale, amenity and character that the community generally accepts.
- (b) The screening of industrial activities from major public roads so that new development does not create adverse impacts in terms of building scale, overshadowing or obtrusive features in the landscape.
- (c) Maintenance of amenity values in adjoining zones from the adverse effects of activities within the Industrial Zone.
- (d) The amenity values of the wider environment are protected from the adverse effects of emissions from activities, such as dust and noise.
- (e) The road network and servicing infrastructure has adequate capacity and connections to safely and efficiently function while supporting the needs of industrial activities.
- (f) Provision for some retailing in association with industrial activities or at a scale or location which protects the ongoing viability and functioning of the Wairarapa town centres.
- (g) The various activities in the Opaki Special Management Area can develop and/or operate effectively in a manner that maintains the characteristics of the vicinity, particularly the scale and special character of the vicinity.

-
- (h) The provision of buffer areas, landscape treatment, tree planting other features that maintains the level of amenity and special character of the Opaki Special Management Area, and protects residential properties from any adverse effects of activities.
 - (i) Over the long-term, a reduction in the amount of scattered small pockets of industrial activities within or close to residential areas.

7.5 Industrial Zone – Rules & Standards

7.5.1 Permitted Activities

The following are 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 7.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 7.5 or 21. *Policy 7.3.2(b)*
- (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 7.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 7.5 or 21. *Policy 7.3.2(b)*
- (c) Except that in the Opaki Special Management Area, where permitted activities shall be limited to the following provided they comply with the standards specified in Rule 7.5.3. *Policy 7.3.8(a)*
 - (i) Secondary industry, except any industry listed in Rule 7.5.7(b)(ii) as a non-complying activity;
 - (ii) Reserves and recreational facilities;
 - (iii) Community amenity facilities;
 - (iv) Parking areas.

7.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Industrial Zone, except for those within the Opaki Special Management Area that are subject to the standards in Rule 7.5.3:

- (a) Maximum Building Height *Policy 7.3.2(c)*
 - (i) 15 metres.
- (b) Maximum Height to Boundary *Policy 7.3.2(c) and 7.3.2(g)*
 - (i) For sites adjoining the Residential Zone, the building shall meet the height recession requirement for the Residential Zone in relation to the relevant boundary. This shall not apply to road boundaries.
- (c) Minimum Building Setback *Policy 7.3.2(c) and 7.3.2(g)*
 - (i) 5 metres from all boundaries adjoining another zone;
 - (ii) 5 metres from any waterbody;
 - (iii) In the South Wairarapa District, 20 metres from the banks of any river and stream whose bed 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).

Policy 7.3.2(c) and 7.3.2(g)

(d) Maximum Fence Height

- (i) 1.8 metres for fences, walls and screens on any boundary with the Residential Zone or Rural Zone, except at road intersections of Strategic Arterial roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1.0 metre in height is permitted within a 6.0 metres by 6.0 metres triangle measured from a boundary intersection point (Refer [Figure 32.1](#) in Appendix 5).

Policy 7.3.2(c) and 7.3.2(g)

(e) Noise Limits

- (i) The sound level from activities within any site in the Industrial Zone 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, or at any point within the boundary of any site in a Residential Zone:

Daytime	7.00am – 7.00pm	55dBA L10
Nighttime	7.00pm – 7.00am	45dBA L10
	9.00pm – 7.00am	75dBA 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”.

Policy 7.3.2(c) and 7.3.2(g)

(f) Signs

- (i) Any permanent sign shall be permitted provided it complies with the following standards:
- (1) The sign must be located fully within the site of which it is located;
 - (2) No more than one free-standing sign, up to 7.5m in height and 6m² in area (all faces) per site;
 - (3) No sign is to face an adjoining or opposite (across a road) site zoned Rural or Residential;
 - (4) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements;
 - (5) All signs must comply with the sight distance requirements in [Appendix 5](#);
 - (6) No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device;
 - (7) No sign shall be affixed to the exterior of any heritage item listed in [Appendix 1.7 Heritage Items](#).

Exception:

- (ii) Official Traffic Signs are excluded from complying with the above standards provided they comply with the Land Transport Rule: Traffic Control Devices 2004 and the Manual of Traffic Signs and Marking (MOTSAM).

(g) Roads, Access, Parking and Loading Areas

Policy 7.3.2(c) and 7.3.5(a)

- (i) Compliance with the standards in [Appendix 5 Requirements for Roads, Access, Parking and Loading](#).

(h) Landscape and Screening

Policy 7.3.2(c) and 7.3.2(g)

- (i) An industrial activity shall provide effective screening from any site zoned Residential, Rural or Commercial that is adjoining or opposite (across a road). The screening shall be no less than 1.8m in height, comprising either a densely planted buffer of at least 2m width or a solid fence or wall.
- (ii) Any outdoor storage or vehicle parking or servicing area of more than 10m² that is visible from a site zoned Residential, Rural or Commercial, or from a formed public road, shall be effectively screened from that site/road in accordance with the methods set out above.

(i) Retail Activities

Policy 7.3.2(h)

- (i) For any retail activity not associated with the retailing of products assembled or manufactured on the same premises, the maximum cumulative area of gross retail floor space is 800m² on any site or contiguous area within one building.

7.5.3 Standards for Permitted Activities in the Opaki Special Management Area

Within the Opaki Special Management Area, all permitted activities shall comply with all Industrial Zone and District-wide permitted activity standards, except where the following applies:

(Under this rule, Area A refers to the southern part of the Area, described as Part Lot 1, DP 10433 and Lot 5, DP 1135, while Area B refers to the northern part of the Area, described as Lots 1 to 9, DP 19430).

(a) Development Standards

Policy 7.3.8(a)

(i) Maximum Height

The maximum height of any building or structure shall not exceed:

- (1) Within 25 metres of the boundary of State Highway 2, a height of 146 metres above mean sea level, Wellington Datum 1953;
- (2) For the balance of the area, a height of 148 metres above mean sea level, Wellington Datum 1953.

(Note: These levels represent a height of approximately 9 metres and 11 metres respectively above the road level of State Highway 2 at the southern boundary).

(ii) Site Coverage

- (1) For Area A, the maximum site coverage of buildings shall be 50%.
- (2) For Area B, the maximum site coverage of buildings shall be 40%.

Policy 7.3.8(a)

- (iii) Building Bulk
 - (1) For Area B, no building shall exceed a volume of 30,000 cubic metres.
- (iv) Building Setback
 - (1) For Area B, all buildings shall be set back a minimum distance of 15 metres from the front boundary with State Highway 2.
- (v) Signs
 - (1) No signs on the site shall be displayed so as to be visible from the south and east of the site, including any signs painted or mounted on a roof.
- (b) Building Design
 - (i) Eaves
 - (1) All buildings shall have eaves, of at least 600mm width.
 - (ii) Building colour
 - (1) The external building colour of any cladding, including roofs, shall be limited to the following British Standard paint colours:
 - (a) 08B17, 09B19, 08B21, 08B23, 08B25, 08B27, 08B29; or 10B17, 10B19, 10B21, 10B23, 10B25, 10B27, 10B29; or 12B19, 12B21, 12B23, 12B25, 12B27, 12B29.
 - (iii) Roofs
 - (1) All roofs shall have slopes of at least 10 degrees.
 - (2) Where the gable roof slope exceeds 30 degrees, the ends of the gable, above the main external wall, shall be covered by either:
 - (3) A cladding that is different to the cladding used for the main external wall which provides contrasting lines, texture, patterns or colour, or
 - (4) A surface material attached to the cladding, such as latticework or false windows.
 - (iv) Cladding
 - (1) For any continuous surface area of external wall of more than 200m² surface area, that is unbroken by recesses, setbacks or changes in aspect, no more than 75% of that area of façade (excluding basement or foundation walls) may be clad with the same material, unless at least 25% of the wall/façade is either:

- (a) Clad with the same material but with a different orientation that provides contrasting lines or patterns; or
- (b) Is of a different colour to the rest of the façade; or
- (c) Is covered by a surface structure such as trellising or other surface feature.

(c) Screening and Landscape Treatment

Policy 7.3.8(a)

Screening and landscape treatment shall be provided in the Opaki Special Management Area to comply with Rule 7.5.2(h) as well as the following standards:

(i) Planted Areas

- (1) No less than 15% of Area A shall be landscaped with either gardens and/or lawn, which may include any area of planting required under (ii) below.

(Note: the removal or destruction of any tree(s) listed in [Appendix 1.4](#), Schedule of Protected trees in the Opaki Special Management Area, is a restricted discretionary activity under Rule 21.3.3).

- (2) No less than 25% of Area B shall be landscaped with plantings and lawn, which may include any area of planting along boundaries required under (ii) below.

(ii) Boundary Planting

Subject to all requirements of this Plan relating to access sightlines and planting restrictions:

- (1) In Area A, there shall be an area of at least 4.5 metres in width along any boundary with State Highway 2 that shall be planted, with at 50% of that area planted in species that will reach a height of at least 5 metres on maturity, except that this shall not apply to accessways.
- (2) In Area B, there shall be an area landscaped with planting and lawn along the front boundary with State Highway 2, with a minimum depth of 15 metres. At least 50% of this area shall be planted and, within that 50%, at least 50% in area shall be planted with species that will reach a height of at least 5 metres on maturity.
- (3) In Area B, no less than 40% of the length of any external boundary of the Opaki Special Management Area, other than with State Highway 2, shall be planted to a minimum width of 4.5 metres.

(d) Operational Standards

Policy 7.3.8(a)

- (i) Noise: (generated within the Opaki Special Management Area and received outside the site).
 - (1) No activity may generate noise that exceeds the following limits when measured at any point within any site outside the Opaki Special Management Area but noise is generated within the Area:

- (a) At all times 75dBA (L10);
- (b) Notwithstanding (a) above, no activity on the site shall be permitted which results in a sound level being received at any point within the notional boundary of any dwelling on any site within the Rural Zone, and at any point within the boundary of a site within a Residential Zone in excess of that specified below:

Daytime	7.00am – 7.00pm	55dBA L10
Nighttime	7.00pm – 6.00am	45dBA L10
	7.00pm – 7.00am	75dBA Lmax
	6.00am – 7.00am	50dBA (L10), except Sundays, which shall be 45dBA (L10)

- (c) 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”.

7.5.4 Controlled Activities

The following are Controlled Activities:

Policy 7.3.2(c) and 7.3.2(g)

- (a) Any activity involving relocating a principal building

The matters over which control is reserved are:

- (i) Siting, design, and exterior condition;
- (ii) Screening and landscape treatment;
- (iii) Bonds;
- (iv) Transportation route.

Policy 7.3.2(c), 7.3.2(g) and
7.3.5(d)

- (b) Any activity within the Waingawa Industrial Area that is consistent with the Waingawa Industrial Area Structure Plan in [Appendix 12](#) and an approved Development Concept Plan.

The matters over which control is reserved are:

- (i) Screening, planting and landscape treatment;
- (ii) The siting, external appearance and design, likely to be visible from a public road
- (iii) Roading, access and parking;
- (iv) Protection of natural areas and notable trees;
- (v) Noise, dust and odour management.

Assessment Criteria

Controlled activities will be assessed under the relevant assessment criteria set out in Section 22.

Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

Note:

All the standards for permitted activities in Rule 7.5.2 must be met.

7.5.5 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

- (a) Any permitted or controlled activity that does not meet one or more of the standards for permitted or controlled activities.

Policy 7.3.2(c) and 7.3.2(g)

Discretion 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.

- (b) Any retail activity with a gross floor area from 800m² up to 2,000m².

Policy 7.3.2(c) and 7.3.2(g)

Discretion is restricted to the following matters:

- (i) Siting 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) Servicing and infrastructure requirements;
- (ix) Effects on the viability of the existing town centres of Featherston, Martinborough, Greytown, Carterton and Masterton.

Assessment Criteria

Restricted Discretionary activities will be assessed against the relevant assessment criteria set out in Section 22.

7.5.6 Discretionary Activities

The following are Discretionary Activities:

- (a) Except for the Opaki Special Management Area, the following are discretionary activities

Policy 7.3.2(c), 7.3.2(d) and 7.3.2(e)

- (i) Any activity listed in the Schedule of Primary Industry in [Appendix 4](#).
- (ii) Any residential unit.
- (iii) Any activity within the Waingawa Industrial Area that is not consistent with the Waingawa Industrial Area Structure Plan in

[Appendix 12](#), and does not have an approved Development Concept Plan under Rule 21.4(m).

Policy 7.3.8(a), 7.3.8(b) and 7.3.8(d)

- (iv) Any retail activity with a gross floor area, 2,000m² and over.
- (b) In the Opaki Special Management Area
 - (i) Any activity that is a permitted activity in the Rural or Residential Zones.
 - (ii) The removal or destruction of any tree(s) listed in [Appendix 1.4](#) Schedule of Protected Trees in the Opaki Special Management Area.
 - (iii) Any activity that is not listed as a permitted, restricted discretionary, or non-complying activity.

Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

7.5.7 Non-Complying Activities

The following are Non-Complying Activities:

Policy 7.3.2(c), 7.3.2(d) and 7.3.2(e)

- (a) Except for the Opaki Special Management Area, the following are non-complying activities
 - (i) Any activity within the Waingawa Industrial Area that is not consistent with an approved Development Concept Plan under 21.4(m).
- (b) In the Opaki Special Management Area
 - (i) Primary industries as listed in [Appendix 4](#), Schedule of Primary Industries.
 - (ii) Except as ancillary to permitted activities, any industry listed in [Appendix 4](#), Schedule of Other Industries in the Opaki Special Management Area.

Policy 7.3.8(a), 7.3.8(b) and 7.3.8(d)

Assessment Criteria

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

PART B – DISTRICT-WIDE ISSUES

8 TANGATA WHENUA

8.1 Introduction

As tangata whenua, Rangitane o Wairarapa and Ngati Kahungunu ki Wairarapa have occupied the Wairarapa for centuries. Both Iwi are holders of traditional knowledge and practices, and have developed a special relationship with the environment and continue to act as Kaitiaki of their tribal areas.

Section 6 of the Resource Management Act 1991 requires the relationship of Maori, their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga, be recognised and provided for as a matter of national importance. The Act also requires the protection of recognised customary activities as a matter of national importance. In addition, Section 7 states, when managing the use, development, and protection of natural and physical resources, particular regard needs to be given to Kaitiakitanga (traditional guardianship).

In carrying out functions and powers in relation to the use, development and protection of natural and physical resources the Councils must take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) under Section 8 of the Act. The principles of the Treaty of Waitangi are not specified in the Act but have been, and will continue to be, defined by the Courts.

There are many ways in which the Councils may fulfil their obligations to Maori under the Act. The Councils will continue to work with Tangata Whenua in managing the natural and physical resources, through the resource management processes.

8.2 Significant Resource Management Issues

1. Appropriate ways need to be adopted to take account of Tangata Whenua values and to involve Tangata Whenua in resource management decision-making.
2. Resources of cultural and spiritual significance to Tangata Whenua can be lost or compromised if development occurs without considering the value or importance of the site.

8.3 Objectives, Policies and Methods

8.3.1 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.

8.3.2 TW1 Policies

- (a) Recognise Tangata Whenua values and provide for Tangata Whenua to maintain and enhance their traditional relationship with the natural environment.

*Implemented through Method
8.3.4(d), 8.3.4(h), 8.3.4(j) and
8.3.4(k)*

*Implemented through Method
8.3.4(a), 8.3.4(d), and 8.3.4(h),
8.3.4(k)*

- (b) Have particular regard to the exercise of kaitiakitanga by Tangata Whenua in the management of activities and resources.
- (c) Protect waahi tapu, sites of cultural importance and other taonga.

*Implemented through Method
8.3.4(b), 8.3.4(c), 8.3.4(d),
8.3.4(e), 8.3.4(f), 8.3.4(g),
8.3.4(i), 8.3.4(j) and 8.3.4(k)*

8.3.3 Explanation

The Act requires all those exercising powers and duties under the Act to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). Over time the meaning and practical implications of the principles will be interpreted through jurisprudence. These interpretations will provide a framework for addressing resource management issues confronting the Councils.

To realise the Act's obligations and provide for the cultural values of Tangata Whenua in the resource management process, the Councils need to understand and appreciate the concept of Kaitiakitanga (the exercise of guardianship). The Act requires that the Maori cultural and traditional relationship with their ancestral lands, water, sites of significance, waahi tapu, and other taonga be recognised and provided for as a matter of national importance. To achieve these requirements it may be necessary for Tangata Whenua, as custodians of their cultural history, to (where appropriate) share their understanding, knowledge and belief systems, of the natural and physical resources, with the Councils. Tangata whenua, with this history and knowledge, can positively contribute to environmental management in the Wairarapa beyond solely the avoiding, remedying or mitigating adverse environmental impacts of activities.

Where Tangata Whenua are comfortable about sharing information on the location and/or significance of sites, the Plan identifies and protects those sites. Recognising and providing for the belief and value systems of Tangata Whenua facilitates a better response to cultural and spiritual values through the resource management process. Consultation between parties provides the basis for achieving a greater empathy between Tangata Whenua and the Councils.

The Act requires that waahi tapu be recognised and provided for, whether identified in the Plan or not. However, identifying significant sites in the Plan provides an opportunity to resolve issues prior to a resource consent process, thereby increasing the likelihood of parties reaching a mutually beneficial agreement. If sites of significance to Tangata Whenua are identified in the Plan, resource consent applicants can identify and provide for the sites' values during development planning.

8.3.4 Methods to Implement Tangata Whenua Policies

- (a) Establish agreed processes with Tangata Whenua to investigate how significant sites and issues can be identified and addressed in an appropriate way without divulging sensitive information.
- (b) Identification of culturally significant sites to Tangata Whenua (as appropriate) through a reference system of the sites.
- (c) Rules in the Plan protecting waahi tapu and taonga sites identified by Tangata Whenua.

- (d) Establish agreed processes with Rangitaane o Wairarapa and Ngati Kahungunu ki Wairarapa for consultation on resource consents where appropriate.
- (e) Assessment of environmental effects on sites of significance to Tangata Whenua, where an activity is subject to resource consent.
- (f) Conditions on resource consents including covenants on Certificates of Title and consent notices to control the effects of activities.
- (g) Financial contributions for reserves and other potential mechanisms to protect identified sites of significance.
- (h) Encouragement for Iwi to prepare Management or Environmental Plans that identify issues of significance to Tangata Whenua and provide guidance on managing sites and values within their Rohe.
- (i) Council encouragement of information and education on the importance of sites of significance to Tangata Whenua and the mechanisms available to protect these sites.
- (j) Encouragement for landowners to recognise and respect waahi tapu sites.
- (k) Facilitation/support for voluntary instruments, such as Memorandums of Understanding, and undertaking of Cultural Impact Assessments, between landowners and Tangata Whenua for development proposals near or with significant sites.
- (l) Funding allocation through the Strategic and Long Term Council Community Plan (LTCCP) to increase the effectiveness of tangata whenua participation in resource management processes.
- (m) Promote greater involvement of Iwi in resource management.
- (n) Policies and rules within the Regional Policy Statement and Regional Plans that offer further protection to sites of significance.

8.3.5 Principal Reasons for Adoption

The Councils recognise the contribution Tangata Whenua can make to effective resource management in the Wairarapa. Councils will continue to consult with Tangata Whenua to establish and implement the methods Tangata Whenua wish to pursue in recognition of their Kaitiakitanga, and to enable the Councils to fulfil their obligations under Sections 6, 7 and 8 of the Act. Recognising and providing for sites of significance to Tangata Whenua is an eminent issue in the Wairarapa. A range of methods to achieve this has been identified so that each Iwi/Hapu will be able to determine which method or methods suit them best.

8.4 Anticipated Environmental Outcomes

- (a) Tangata Whenua actively participating in the resource management processes, and managing their ancestral lands and resources.

- (b) Greater recognition and provision for the protection of sites of significance to Tangata Whenua within resource management processes.
- (c) Identify Sites of Significance to Tangata Whenua, where appropriate, to assist the resource consent process.

9 LANDSCAPE

9.1 Introduction

The Purpose of the Resource Management Act is to promote the sustainable management of natural and physical resources. In achieving the Purpose of the Act, Section 6 of the management Act 1991 requires recognition and provision for the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development, and Section 7 of the Act requires the Council to have regard to the maintenance and enhancement of amenity values, which includes values associated with the landscape.

The term “landscape” refers to the visual interaction of natural and cultural processes. The significance of any one landscape is determined by a complex interaction of many factors, such as the size, shape and the scarcity of a landscape feature within the Wairarapa or indeed New Zealand. The dominance in the landscape of features such as relatively high or unusual hills, mountains or ridgelines make many landscapes of significant value to the community – for example, the Taipos at Tinui and Mangapakeha. However, the values associated with some landscapes may be the product not so much of prominence but of other more intrinsic values, such as the association of vineyards with a locality.

The significance of a landscape may also be influenced on the extent that people value features and areas, for both their intrinsic qualities and the way they experience the environment. Some landscape and natural features have strong cultural or historic associations, such as Kupe’s Sail near Cape Palliser. Consideration should therefore not be limited to the natural landscape, nor restricted to visual aspects. Landscape values may derive from physical and perceptual factors, resulting from layers of association and meaning and different cultural values attributed over time.

While landscapes change over time through natural processes such as erosion, such changes are usually gradual, extending over many millennia. Landscapes also change through the effects of human activity; indeed, the character of many landscapes has been primarily formed by human activities. In the Wairarapa, the clearance of indigenous forests and the establishment of pastoral farming has been the principal forming influence. Many features are more visually more prominent because of the lack of forest cover.

The Wairarapa’s landscape will continue to change over time, as human activities alter its character, such when farms are converted to commercial forestry. The way we value such landscapes will also alter over time, and it would be inappropriate to try and ‘freeze’ the landscapes of today. However, many changes can be accommodated within some landscapes without losing the core values that are associated with those landscapes.

Outstanding Landscapes refers to those landscapes that have been identified mainly for their eminent natural attributes although they may also have high cultural meaning. Such landscapes are outstanding at a district, regional or national level, and outside the conservation estate, such landscapes make up a very small proportion of the total Wairarapa.

Outstanding Natural Features are natural landforms and geological features of particular note in the Wairarapa. They have been created as a result of the interaction of a number of natural processes that are occurring at an extremely slow rate.

Many of the identified Outstanding Landscapes and Natural Features are in are located within Forest Parks and Reserves and are, therefore, protected under different legislation, such as the Reserves Act 1977 and the Conservation Act 1987. Others are located in remote areas, with limited or no vehicular access or other infrastructure, and therefore development opportunities are limited. However, whatever the risks of degradation, the outstanding landscapes and natural features of the Wairarapa need to be managed in a way that would prevent inappropriate development, use or subdivision from diminishing their value. Such risks arise from obstructive structures or earthworks that would visually detract from their physical, and perceptual, values.

Many landscapes may have significant values, in that, while they cannot be regarded as outstanding, they still have values that are important to the community and that contribute to the particular characteristics and amenity values of an area. These values may be derived from the physical attributes of an area, the form and density of development and land use, or from features of the landscape that add to the overall character of a locality.

The management of significant landscape values may be more problematic where the area is a working environment, as is much of rural Wairarapa, and where changing land use is essential to the economic and social wellbeing of the area. There is a need therefore to manage change in a way that allows for ongoing development, but where opportunities for maintaining the landscape values are encouraged.

9.2 Significant Resource Management Issues

1. The need to comprehensively and consistently identify those landscapes and natural features in the Wairarapa that are considered to be outstanding within a national and regional context.
2. Earthworks and other landform modifications can adversely affect outstanding landscapes and natural features.
3. The inappropriate siting, bulk and design of buildings and other structures can have adverse effects on the Wairarapa's outstanding landscapes and natural features.
4. For those outstanding landscapes and natural features outside the public estate, providing for the protection of their values from the adverse effects of activities in a manner that takes due regard of the reasonable exercise of private property rights.
5. Subdivision, land use and development throughout the Wairarapa can adverse effect those key landscape values that contribute to the amenity values, special characteristics and environmental quality of each locality.

9.3 Objectives, Policies and Methods

9.3.1 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.

9.3.2 Lan1 Policies

(a)	Comprehensively and consistently identify and assess the outstanding landscapes and natural features within the Wairarapa.	<i>Implemented through Method 9.3.4(a) and 9.3.4(f)</i>
(b)	Manage the effects of activities with the potential to adversely affect the attributes and values of outstanding landscapes and natural features.	<i>Implemented through Method 9.3.4(b), 9.3.4(c) and 9.3.4(d)</i>
(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.	<i>Implemented through Method 9.3.4(b), 9.3.4(c) and 9.3.4(d)</i>
(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.	<i>Implemented through Method 9.3.4(e), 9.3.4(h), 9.3.4(l) and 9.3.4(m)</i>
(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.	<i>Implemented through Method 9.3.4(e), and 9.3.4(j)-and ~~1.1.1(a)~~</i>
(f)	Provide support and incentives as appropriate to landowners in the protection of outstanding landscapes and natural features.	<i>Implemented through Method 9.3.4(e) and 9.3.4(h)</i>
(g)	Ensure subdivision and development is managed by having regard to the adverse effects on the landscape values of the site and locality.	<i>Implemented through Method 9.3.4(b), 9.3.4(c) and 9.3.4(d)</i>

9.3.3 Explanation

The outstanding landscapes and natural features identified in the District Plan range from special coastal features through to prominent inland features. These areas and features contribute to the Wairarapa's distinctive character, and are important attributes in influencing the perception, memory and attachment of people to the area. Such landscapes are also important elements in the attractiveness of the Wairarapa to visitors and tourists.

Outstanding landscapes and natural features often have values other than geological interest or visual prominence. Many have cultural or historic heritage values that provide an intrinsic importance that is not always recognisable through their visual qualities.

While the District Plan recognises a range of outstanding landscapes and natural features based on previous listings, there is a need to ensure a comprehensive and consistent assessment of landscape values across all of the Wairarapa. For this reason, a commitment has been made to undertake a Wairarapa-wide landscape assessment to ensure that all natural features and areas have been considered and assessed on a common basis, and with due consultation with landowners and the wider community.

For activities that may have an adverse effect on the values of the identified outstanding landscapes and natural features, controls are required to ensure that the proposal can be adequately assessed for its impact on the landscape and/or feature. Through the resource consent process, the intensity, scale, location and design of a proposed activity or development will be assessed to determine the potential disruption to the landscape patterns and character.

Policy and assessment criteria will assist decision-making to ensure development within these areas is compatible with the landscape character, feature or area.

The effectiveness of measures to avoid, mitigate or remedy any potential adverse effects within an Outstanding Landscape Area will differ on a case-by-case basis, as it depends, for example, on such factors as the vegetative cover and the area's visual prominence within the larger landscape context. Contouring land, re-vegetating earthworked areas, screen planting, locating buildings amongst existing vegetation or below the skyline or ridgeline, or modifying the colour or reflectivity of structures are examples of measures that may avoid or mitigate potential adverse effects.

Providing information on the Wairarapa's outstanding landscapes and natural features, including ways to design development in a manner that avoids or mitigates any potential adverse effects, will support the other policies. Where necessary, it may be appropriate to provide direct support to landowners to protect outstanding landscapes and natural features within their property through the use of a range of incentives and assistances.

It is important to consider wider landscape values outside outstanding landscapes and natural features are recognised in the management of subdivision and land development across the Wairarapa. Such values are important elements to an area's amenity values, and to the general perceptions of the Wairarapa. As landscape attributes and values vary from vicinity to vicinity, the response to protecting or enhancing landscape values will need to differ accordingly, with reference to the particular circumstances and context of each proposal.

9.3.4 Methods to Implement Landscape Policies

- (a) By 2009, initiate a comprehensive assessment of landscape values across the Wairarapa, in consultation with landowners, stakeholders and the wider community with the consequent application of appropriate methods to manage those values.
- (b) Rules in the Plan for activities within outstanding landscapes, and natural features to establish minimum thresholds of potential adverse change.
- (c) Through the resource consent process, assessment of environmental effects where an activity exceeds the minimum thresholds within a defined outstanding landscape and natural feature.
- (d) Conditions on resource consents, including consent notices and covenants on Certificates of Title to control the adverse effects of activities on landscape values.
- (e) Information and education on the value of the Wairarapa's outstanding landscapes and natural features, and on the ways to avoid or mitigate any adverse effects on those values when planning an activity or development.
- (f) Identification of Outstanding Landscapes and Natural Features using the following criteria:
 - Natural science factors;
 - Aesthetic values;

- Transient values;
 - Expressiveness/legibility;
 - Historical associations;
 - Value to Tangata Whenua;
 - Whether the values are shared and recognised.
- (g) Monitoring the Wairarapa's outstanding landscapes and natural features to identify where noticeable landscape, visual and amenity change is occurring, and review the District Plan if necessary.
- (h) Incentives as appropriate to encourage landowners to protect outstanding landscape values, such as, but not limited to, rates relief and assistance with applications for protective covenants.
- (i) Subdivision to create conservation lots for separate tenure and protection of outstanding landscapes and natural features.
- (j) Financial Contributions.
- (k) Information through the Land Information Memorandum process under the Local Government Act 1974 to inform landowners and developers whether an allotment is located within and/or contains an outstanding landscapes and natural feature.
- (l) Allocation of funds through Strategic and Long Term Council Community Plan (LTCCP) processes for initiatives that support the landscape policies.
- (m) The application as appropriate of other legislation such as the Conservation Act 1987, Historic Places Act 1993 and Reserves Act 1977 to support landscape policies.
- (n) Purchase of outstanding landscapes and natural features where full protection of the asset is justifiable and necessary.
- (o) Use Heritage Orders, Conservation Plans and Covenants to protect specific areas or features, particularly significant places under immediate risk of destruction.

9.3.5 Principal Reasons for Adoption

Collectively, the above methods are the most appropriate ways to recognise and protect the outstanding landscapes and natural features of the Wairarapa.

First, the District Councils have committed to undertake a Wairarapa-wide assessment of the area's landscape values, based on a consistent set of criteria, and with consultation with landowners and the wider community. Part of the assessment process will be a review of the methods used to protect and enhance landscape values to ensure that the most effective means are being applied.

For identified outstanding landscapes and natural features, some minimal thresholds are required to establish a baseline of effects, above which activities may create adverse effects on landscape values. Through the resource consent process, the potential impacts on landscape values can be assessment, including the means to avoid, remedy or mitigate adverse effects.

Education about landscape values and issues is a means of encouraging landscape protection, particularly to encourage protection measures to be voluntarily incorporated into site design and layout. The councils have a range of other methods available to use as appropriate to protect outstanding landscapes and natural features, including funding of initiatives through the Long Term Council Community Plan (LTCCP), the creation and development of reserves or conservation lots, covenants on new titles, the provision of information, and incentives to landowners for landscape protection.

Many of these methods can also be applied through the subdivision and land development process to ensure that new land uses and intensification do not significantly degrade the contribution that landscape provides to the amenity values and character of the Wairarapa.

9.4 Anticipated Environmental Outcomes

- (a) Protection of outstanding landscapes and natural features from the adverse effects of activities and development.
- (b) Maintenance of local amenity values through subdivision and land development.
- (c) Greater public awareness of the importance of the Wairarapa's outstanding landscapes and natural features.

10 HISTORIC HERITAGE

10.1 Introduction

Section 6(f) of the Resource Management Act 1991 requires Councils to recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development. The Act defines historic heritage as meaning those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- (i) Archaeological;
- (ii) Architectural;
- (iii) Cultural;
- (iv) Historic;
- (v) Scientific;
- (vi) Technological;

and includes—

- (i) Historic sites, structures, places, and areas; and
- (ii) Archaeological sites; and
- (iii) Sites of significance to Maori, including waahi tapu; and
- (iv) Surroundings associated with the natural and physical resources.

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

- Buildings, features and trees of historic heritage value;
- Sites of archaeological importance;
- Sites of significance to Wairarapa Maori, including waahi tapu;
- Precincts – areas of buildings or other features that, collectively, have significant historic heritage value.

These historic resources are important as they represent linkages to the past and provide insights into the way the Wairarapa's communities and settlements have developed. They also contribute to the character and amenity values of localities, particularly where there are neighbourhoods containing relatively numerous historic heritage buildings and features.

Historic heritage includes sites where physical traces of past activity remain such as former buildings, sites of human occupation, burial and archaeological sites. It also includes places that are significant for their spiritual or historical associations, such as places where historic events took place.

Historic resources are finite and can be vulnerable to disturbance, damage or destruction from land use. Risks include earthworks, inappropriate development or incompatible adjoining uses. While the protection of Wairarapa's historic heritage is important, it is also essential that properties with historic heritage values in private ownership can be used and upgraded by their owners.

Some areas of the Wairarapa have significant historic heritage as a consequence of the combined character and values associated with a number of buildings and structures within a locality, many of which individually may not be regarded as significant. Such 'precincts' include the town centres of the South Wairarapa, as well as some older residential areas within Masterton.

To date, there has been a range of investigations into buildings, structure, features and sites with significant historic heritage values in the Wairarapa, and a relatively comprehensive inventory is established. However, it is acknowledged that not all historic heritage has yet been thoroughly identified and assessed and therefore there is a need to ensure that further investigations are undertaken to ensure a comprehensive, consistent and accessible body of information is available on all of the Wairarapa's historic heritage, whether it relates to archaeological sites, sites of significance to Maori, historic sites or buildings. As further historic heritage is identified and evaluated for its value and significance, it can be included in the schedule and protected by the provisions of the Plan when appropriate through a Plan Change.

It should be highlighted that the New Zealand Historic Places Trust has very little direct control over the historic heritage resources of the Wairarapa. The Trust focuses on encouraging greater individual and corporate awareness of the country's historic heritage, seeking to have historic heritage used or inhabited in a way that protects its key values.

Similarly, while all recorded archaeological sites, as well as all unknown archaeological sites, are statutorily protected under the Historic Places Act 1993, irreversible damage can occur before the Trust is notified when land is developed. It is therefore important that the Councils maintain ongoing liaison with the Trust and other organisations.

Another important element of the historic heritage of the Wairarapa are those trees that have some significance, whether due to their rarity, prominence, historic relationship or collective values. Without adequate recognition and protection, such trees can be easily damaged or lost through inadvertent actions.

10.2 Significant Resource Management Issues

1. The need to comprehensively and consistently identify historic heritage in the Wairarapa.
2. The adverse effects that earthworks, demolition and modifications can have on the Wairarapa's historic heritage, particularly archaeological sites and buildings with historic heritage values.
3. The management of historic heritage outside the public estate should allow property-owners to use their property while protecting the particular historic heritage values of their property.
4. The problems of having a multitude of property-owners, residents and businesses within Historic Heritage Precincts using or changing their properties in a way that, while minor at an individual level, could collectively diminish the historic heritage values of the area.
5. Most of the Wairarapa's historic heritage requires active management in a way to ensure its continued existence and enhancement.

6. The potential for the inadvertent damage or destruction of notable trees within the Wairarapa.

10.3 Objectives, Policies and Methods

10.3.1 Objective HH1 – Historic Heritage Values

To recognise and protect the important historic heritage of the Wairarapa.

10.3.2 HH1 Policies

(a) Identify significant historic heritage.	<i>Implemented through Method 10.3.4(a), 10.3.4(f) and 10.3.4(g)</i>
(b) Avoid, remedy or mitigate the potential adverse effects of subdivision, development and use on historic heritage.	<i>Implemented through Method 10.3.4(b), 10.3.4(c) and 10.3.4(d)</i>
(c) Ensure the important attributes of historic heritage is not disturbed, damaged or destroyed, by inappropriate subdivision, use and development.	<i>Implemented through Method 10.3.4(b), 10.3.4(c) and 10.3.4(d)</i>
(d) Provide for the use of historic heritage where the activity is compatible with the identified historic attributes and qualities and there are no more than minor adverse effects on the historic heritage values.	<i>Implemented through Method 10.3.4(b)</i>
(e) Provide for land subdivision to create conservation lots to protect recognised historic heritage.	<i>Implemented through Method 10.3.4(b) and 10.3.4(j)</i>
(f) Increase public awareness of historic values and their importance, and encourage the community to support the protection and conservation of historic heritage.	<i>Implemented through Method 10.3.4(e), 10.3.4(l) and 10.3.4(o)</i>

10.3.3 Explanation

New development and activities may damage or destroy historic heritage. Once historic heritage is modified, it is often not feasible to restore it to its original state. Consequently, it is crucial that historic heritage is considered prior to development so any potential irreversible damage can be identified and avoided, remedied or mitigated.

A well-recognised and effective method is the identification of historic heritage in the Plan, based on a robust assessment and consultation process, with applicable rules to manage the adverse effects of activities and development.

The attributes and values of historic heritage need to be thoroughly considered and protected when new uses are proposed. For example, an historic building may be re-used for a contemporary purpose, providing the values and integrity of the building are not compromised. In many cases, the redevelopment of historic heritage should be able to sympathetically extend its life. For example, upgrading an old house may involve the restoration of some of the original design, material and fabric to the building, or restoring the surrounding gardens.

Some neighbourhoods in the Wairarapa have significant historic heritage, associated with the age, character and social background of development in the area (for example, the Victoria Street residential area in Masterton). To protect the integrity of the historic heritage in these areas from inappropriate

development and use, such areas need to be managed in a way that can adequately recognise and protect the collective attributes and values.

Any subdivision of land containing historic heritage will need to be assessed with consideration to the significance of and potential effects on the place. For example, the heritage significance of many houses may be diminished if the land on which they are located is subdivided in a manner that results in an overly dense coverage, particularly with modern buildings located in relatively close proximity.

With a few exceptions, the protection and enhancement of the Wairarapa's historic heritage is largely in private landowners' hands. While many owners value and treasure the heritage significance of their property, there is still a need to ensure that all owners of historic heritage are aware of the importance of their property, and of ways to protect and enhance it. In addition to raising awareness, property-owners should be supported by finding appropriate forms of incentives or other support to assist initiatives to protect and enhance historic heritage.

10.3.4 Methods to Implement Historic Heritage Policies

- (a) The comprehensive and consistent identification of historic heritage in the Wairarapa.
- (b) Rules to avoid, remedy or mitigate the adverse effects of activities on historic heritage.
- (c) Assessment of environmental effects where an affecting historic heritage is subject to resource consent.
- (d) Conditions on resource consents, including consent notices and covenants on Certificates of Title to avoid, remedy or mitigate the effects of activities on historic heritage.
- (e) Information and education on the values of the Wairarapa's historic heritage and the need to consider those values when planning an activity or development.
- (f) Identification of historic heritage important to the Wairarapa community using the New Zealand Historic Places Trust Register and, as appropriate, the New Zealand Archaeological Association Site Recording Scheme.
- (g) Identify notable trees important to the Wairarapa community using the STEM criteria.
- (h) Monitoring changes to the historic heritage of the Wairarapa to ensure heritage values are being appropriately protected or enhanced.
- (i) Incentives to encourage landowners to protect historic heritage, such as rates relief and assistance with applications for protective covenants.
- (j) Subdivision to create conservation lots for separate tenure and protection of historic heritage.
- (k) Financial Contributions.
- (l) Information through the Land Information Memorandum process under the Local Government Act 1974 to inform landowners and

developers whether an allotment is known to contain historic heritage.

- (m) Allocation of funds through Strategic and Long Term Council Community Plan (LTCCP) processes for initiatives that support the historic heritage policies.
- (n) The appropriate applications of other legislation such as the Conservation Act 1987, Historic Places Act 1993 and Reserves Act 1977 to support the historic heritage policies.
- (o) Cooperation with groups and interested parties involved in heritage protection.
- (p) Purchase of historic heritage assets where full protection of the asset is justifiable.
- (q) Use Heritage Orders, Conservation Plans and Covenants to protect historic heritage, particularly significant places under immediate risk of destruction.

10.3.5 Principal Reasons for Adoption

Heritage protection is most effectively achieved through a range of regulatory and non-regulatory methods. Heritage resources are finite and relatively sensitive to the effects of development and activities – even minor changes to a building, for example, can degrade its heritage significance.

It is therefore vital to identify and manage historic heritage to ensure its protection in an efficient and effective way. Where modifications have the potential to adversely affect a place, the resource consent process is an effective means not only of controlling changes, but also in monitoring changes to the Wairarapa's heritage resources, in determining the most appropriate form of changes, and in recording information on historic heritage.

Raising awareness of historic heritage and methods for protecting and enhancing historic heritage through education is also an important aspect of heritage protection, enabling wider knowledge and appreciation of heritage issues, as well as promoting private initiatives to enhance historic heritage.

There are also a number of other statutory functions and powers that can be applied as appropriate to protect the Wairarapa's historic heritage, including covenants on titles through subdivisions, financial incentives, and information on the Council's information systems.

10.4 Anticipated Environmental Outcomes

- (a) Protection of historic heritage from the adverse effects of activities and development.
- (b) Greater public awareness of the importance of the Wairarapa's historic heritage.
- (c) Well-maintained and sympathetically upgraded and enhanced historic heritage.

11 INDIGENOUS BIODIVERSITY

11.1 Introduction

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

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

Historically, the dominant indigenous forest species of inland Wairarapa were typically a range of podocarps in the hill country, and rimu and tawa on the plains. Wetlands were dominant features of the plains, with Lake Wairarapa and its environs forming the largest wetland system in the lower North Island.

Human settlement has resulted in most of the Wairarapa's indigenous vegetation being significantly reduced or heavily modified, through clearance of large areas of indigenous vegetation, drainage of wetlands and the introduction of exotic species, including pests. Today, while little deliberate modification takes place, the main threats to indigenous forests are stock browsing and plant and animal pest infestation.

These pressures mean it is important to protect the remaining areas of significant indigenous flora and fauna on a long-term sustainable basis where indigenous species can regenerate naturally. While significant areas in the Wairarapa are already in public ownership and legally protected (i.e., Lake Wairarapa and wetlands, and the Tararua, Rimutaka and Haurangi Forest Parks), outside these areas many remaining areas of remnant indigenous forest and wetlands have no legal protection, although pockets of remnant indigenous forest and wetland are increasingly being protected by landowner-initiated QEII covenants.

A number of activities have the potential to adversely affect remaining indigenous vegetation and fauna habitats. Such activities and their effects include uncontrolled stock grazing that can damage indigenous forest understorey and limit regeneration, and the fragmentation of remnant indigenous forest and wetland areas through clearance for pasture and exotic forestry. Other threats include feral animals, invasion of weeds and drainage.

The majority of remnant indigenous forest and wetlands in the Wairarapa are not being actively managed in a way that would ensure their continued existence and enhancement. Furthermore, the need to recognise and enhance ecological corridors in the Wairarapa is an important issue, as such links are essential to protecting the sustainable long-term future of indigenous species.

Many landowners are aware of the value of indigenous vegetation on their property, and most do what they can to protect and maintain these areas. Indeed, many landowners highly value the remnant indigenous forest and wetland areas within their property, and regard them as heritage assets for future generations. However, the costs of fully protecting and maintaining such areas can be large, and support, both in terms of expertise and resources, are often required to ensure effective ongoing management.

Historically, another inhibiting factor has been the uncertainty about the respective roles of local authorities (district and regional) and central government, as well as a lack of coordinated initiatives and funding.

11.2 Significant Resource Management Issues

1. Land use, subdivision and development can result in the damage and destruction of habitats, leading to their irreversible loss, further fragmentation, and a reduction in species abundance and biodiversity.
2. Many remnant indigenous forests and wetlands require active protection and management in a way to ensure their ongoing long-term continued existence and enhancement.
3. The protection of significant indigenous biodiversity on private land whilst enabling landowners to meet their economic wellbeing.
4. Landowners need support from a range of authorities and agencies for initiatives to protect and maintain biodiversity.
5. Ecological corridors, which are important factors to the ongoing sustainability of biodiversity, are difficult to identify and maintain or enhance.

11.3 Objectives, Policies and Methods

11.3.1 Objective Bio1 – Biological Diversity

To maintain and enhance the biological diversity of indigenous species and habitats within the Wairarapa.

11.3.2 Bio1 Policies

*Implemented through Method
11.3.7(a)*

- (a) Coordinate with other agencies and organisations in identifying risks, requirements, opportunities and effective methods for protecting and enhancing Wairarapa's biodiversity.

*Implemented through Method
11.3.7(a), 11.3.7(h) and
11.3.7(m)*

- (b) Collaborate with other agencies and organisations in undertaking joint initiatives and in supporting landowners' initiatives in the protection and enhancement of biodiversity.

*Implemented through Method
11.3.7(b), 11.3.7(c), 11.3.7(d)
and 11.3.7(e)*

- (c) Control the further destruction or irreversible modification of areas of indigenous vegetation or habitats where there may be significant biodiversity value.

*Implemented through Method
11.3.7(g), 11.3.7(h) and 11.3.7(i)*

- (d) Protect the ecological integrity of areas of indigenous vegetation or habitat of significant biodiversity value.

*Implemented through Method
11.3.7(g) and 11.3.7(n)*

- (e) Support and encourage the protection of natural habitats on private land, including restoring and protecting linkages and ecological corridors.
- (f) Increase public awareness of the natural values within the Wairarapa, and encourage community support for the protection and conservation of the Wairarapa's biodiversity.

(g) Restrict the farming of goats near areas of significant indigenous vegetation and significant habitats of indigenous fauna to protect their natural values.	<i>Implemented through Method 11.3.7(f)</i>
(h) Avoid, remedy or mitigate the adverse effects to indigenous wildlife and indigenous ecosystems that result from the use, development or subdivision of a site.	<i>Implemented through Method 11.3.7(b), 11.3.7(c), 11.3.7(d) and 11.3.7(e)</i>

11.3.3 Explanation

One of the biggest challenges in the protection and enhancement of the Wairarapa's indigenous biological diversity is obtaining accurate information and knowledge about the state of the ecological systems and resources, and the associated values and priorities for protection and enhancement. Developing a sound information base, and one that can be progressively updated, will require a coordinated effort between the District Councils, the Greater Wellington Regional Council, the Department of Conservation, and various agencies and organisations, working closely with landowners.

Another challenge is to ensure a coordinated approach to undertaking initiatives for the protection and enhancement of biodiversity. Each of the authorities and organisations with a role to play has limited resources and varying statutory responsibilities. Working collaboratively can ensure more effective long outcomes are achieved.

One of the key methods available to the District Councils is to manage any further loss or modification of remaining areas of biodiversity value through controls on proposed removal or modifications to areas of indigenous species or habitats. Such controls should not prevent the clearance of areas with little biodiversity value, such as areas of recent scrub with negligible biodiversity potential. However, they can provide a process by which the biodiversity values of the area affected can be assessed, and methods identified to protect or enhance habitats of value.

As the whole of the Wairarapa has not been ecologically surveyed, a complete list of natural areas is not yet available. Therefore, it is important to manage any further loss to be able to assess whether such changes would result in a significant reduction in biodiversity. However, landowners' aspirations should not be restricted where sustainable management of natural areas can be demonstrably achieved.

With sound understanding of ecological processes involved, it can be feasible for some activities to occur and be managed in a way to ensure ecological functions or values are not diminished or destroyed.

Education and information should assist landowners in understanding the values and dynamics of the Wairarapa's biodiversity, as well as methods for managing areas of indigenous habitats on their land. In addition, the Councils will support landowners' voluntary protection initiatives, including promoting QEII National Trust Covenants and Conservation Covenants, as well as directing landowners to sources of funding support, such as for fencing.

Farmed exotic animal species are frequently the sources of feral pest populations, both as a result of escapees and from illegal liberations. In particular, feral goats can pose a significant threat to the long-term viability of natural ecosystems by damaging vegetation. The provisions in the Plan will work alongside the provisions in the Wild Animal Control Act 1977 to ensure

that the adverse effects of exotic species on the environment are avoided, remedied or mitigated.

11.3.4 Objective Bio2 – Significant Vegetation and Habitats

To protect the areas of significant indigenous vegetation and significant habitats of indigenous fauna within the Wairarapa.

11.3.5 Bio2 Policies

Implemented through Method 11.3.7(a)

- (a) Identify those areas that are habitats comprising significant indigenous vegetation or significant habitats of indigenous fauna in the Wairarapa.

Implemented through Method 11.3.7(b), 11.3.7(c), 11.3.7(d) and 11.3.7(e)

- (b) Control the further destruction or irreversible modification of significant areas of indigenous vegetation or significant habitats of indigenous fauna to protect their ecological integrity.

Implemented through Method 11.3.7(b), 11.3.7(c), 11.3.7(d) and 11.3.7(e)

- (c) Ensure that adverse effects on the values of Significant Natural Areas are avoided, remedied or mitigated.

Implemented through Method 11.3.7(i)

- (d) Provide for conservation lots to be created during land subdivision to protect Significant Natural Areas.

Implemented through Method 11.3.7(g), 11.3.7(k), 11.3.7(m) and 11.3.7(n)

- (e) Increase public awareness of the location and importance of significant indigenous habitats and species within the Wairarapa.

Implemented through Method 11.3.7(h) and 11.3.7(m)

- (f) Provide or facilitate as appropriate support for landowners' efforts to protect and manage Significant Natural Areas.

11.3.6 Explanation

There are a range of natural areas containing significant indigenous vegetation and/or significant habitats of indigenous fauna in the Wairarapa. These significant natural areas either are representative of natural areas that are largely gone within the Wairarapa, or comprise habitats of rare, or endangered indigenous plants or animals.

Unfortunately, no comprehensive surveys have yet been completed to identify all significant natural areas within the Wairarapa in terms of the requirements of the Resource Management Act. As part of the development of the Wairarapa Coastal Strategy, significant ecological areas were identified within the coastal environment. Elsewhere in the Wairarapa, the only source of information currently available is that contained in the Department of Conservation's *Recommended Areas for Protection* (RAP), identified under its Protected Natural Areas Programme.

RAPs are the most representative of indigenous flora and fauna, distinctive ecosystems and landscape within each of the ecological districts in the Wairarapa. RAP sites have been selected based on criteria such as rarity, diversity, representativeness, naturalness, size, fragility and significance. However, these surveys have not been ground-truthed and many are at a scale that cannot be accurately identified within Councils' mapping systems.

In the long-term, therefore, there is a need to continue to develop the information base on the Wairarapa's natural areas, which will require a coordinated approach with the other key stakeholders, particularly Greater Wellington Regional Council and the Department of Conservation.

Nevertheless, many of the areas identified as RAPs have national significance and their loss would be disastrous. Accordingly, proposals to destroy or modify such areas needs to be managed in such a way as to avoid further loss or degradation of such areas. This can be applied through the general controls on biodiversity, where information on RAPs can be used to assess the value of any area of habitat for which consent is sought for clearance and/or modification.

To support these policies, landowners should be assisted in managing and protecting significant natural areas through a number of approaches.

First, provision for the creation of conservation lots should be made; to encourage the area to be protected and maintained for conservation values when subdivided, and given a separate title.

Secondly, Councils will work with other agencies to promote understanding and knowledge about the significant values of these areas, as well as methods to appropriately manage them. Council can also facilitate ways to support landowners' voluntary protection initiatives such as fencing and QEII National Trust Covenants.

11.3.7 Methods to Implement Biodiversity Policies

- (a) In conjunction with other key organisations, initiation of a Wairarapa Biodiversity Strategy by 2008 to establish goals and a programme of action for identifying and managing natural habitats, methods for enhancing biodiversity, and for prioritising actions for protecting significant natural areas.
- (b) Environmental standards to limit the potential adverse effects of activities on indigenous vegetation wetlands and habitats with actual or potential value for biodiversity.
- (c) Identify where a wetland or indigenous habitat is significant by using the following criteria:
 - Representativeness;
 - Rarity;
 - Diversity;
 - Distinctiveness;
 - Continuity;
 - Ecological Restoration;
 - Sustainability.
- (d) Through the resource consent process, assessment of environmental effects where an activity may adversely affect an area of significant indigenous vegetation and/or significant indigenous habitat.
- (e) Conditions on resource consents, including consent notices and covenants on Certificates of Title, to avoid, remedy or mitigate the adverse effects of activities.
- (f) District Plan Standards on goat farming near significant conservation areas.
- (g) Information and education on the value of the Wairarapa's biodiversity and its significant natural areas, including the need

- to consider these values when planning an activity or development.
- (h) Incentives and information as appropriate to encourage landowners to protect natural habitats, such as rates relief, support with fencing and pest control, funding sources, and assistance with applications for protective covenants.
 - (i) Provision to create conservation lots to form separate tenure of natural areas.
 - (j) Financial Contributions, including reserves and works to protect significant natural areas.
 - (k) Information through the Land Information Memorandum process under the Local Government Act 1974 to inform landowners and developers whether an allotment is located within and/or contains a natural area.
 - (l) Use of other statutory functions and powers to promote biodiversity such as the Reserves Act 1977.
 - (m) Cooperation with landowners, organisations, groups and interested parties involved in conservation management.
 - (n) Support for local conservation care groups and programmes.
 - (o) Purchase of significant natural areas where full protection of the area or public access is justifiable.
 - (p) As appropriate, use Heritage Orders to protect specific areas, particularly significant areas under immediate threat.

11.3.8 Principal Reasons for Adoption

The use of a broad range of methods is required to effectively achieve the objectives and policies on biodiversity and significant natural areas – neither regulatory nor non-regulatory methods by themselves can fully achieve the protection of either the Wairarapa's biodiversity, or its significant natural areas.

A strategic approach, developed and implemented outside the District Plan, is required to, first, ensure there is an adequate information base and level of understanding about the state of the Wairarapa's indigenous habitats and species can be developed, and, second, to bring about a coordinated and prioritised approach that utilises the skills, resources and support of local authorities, government agencies, landowners and other interested parties. This Strategy needs to be developed with the full participation of all key stakeholders.

Many of the methods within the Strategy would seek to promote and facilitate voluntary initiatives, with support and encouragement given to landowners to protect areas of indigenous vegetation and habitats of indigenous fauna. Over the long-term, it is intended that habitats of significant value are first comprehensively identified and defined, and are not only given permanent legal protection but also are managed in a way that ensure they are sustainable over the long-term, and have their biodiversity values maintained and enhanced.

It is recognised that landowners generally value the indigenous habitats located on their properties, and the methods are not intended to restrict the

ability of landowners to use their land, if there is vegetation of little natural value.

Regulatory methods are considered necessary at this stage as a 'backstop', to ensure that areas with significant value are not lost or irreversibly modified. The current information base is not robust enough to specifically identify and protect areas of significant natural values through district plan controls. Therefore, in the short-term, reliance will be placed on general environmental standards that seek to manage any potential loss of indigenous vegetation with actual or potential value. Through the resource consent process, the significance of the habitat will be assessed and a determination made as to whether there are measures that can be taken to avoid, remedy or mitigate any adverse effects.

If a habitat is identified as having significant values, then support for its protection will be sought. If a significant natural area is threatened, the Councils may consider using Heritage Orders or acquiring the land to ensure the values are protected.

11.4 Anticipated Environmental Outcomes

- (a) Permanent protection of all of the Wairarapa's significant natural areas from the adverse effects of use, subdivision and development, with the majority as a result of voluntary landowner initiatives.
- (b) Greater public awareness of the importance and vulnerability of the Wairarapa's natural areas and biodiversity values.
- (c) Maintenance and enhancement of the biodiversity of the Wairarapa's indigenous flora and fauna, natural habitats and ecosystems.
- (d) The sustainable management of the Wairarapa's natural areas and ecological linkages.

12 FRESHWATER ENVIRONMENT

12.1 Introduction

The Wairarapa has numerous rivers, streams, lakes, ponds and wetlands, which are valued for a range of conservation, recreation, cultural, amenity and intrinsic reasons. One of the functions of the District Councils under the Resource Management Act is to manage the effects arising from activities on the surface of these water bodies – the water itself, as well as the beds of freshwater bodies, are managed by the Regional Council. However, the subdivision, development and use of the land along the margins of rivers, lakes and other waterbodies are managed by the District Councils. The management of river gravel extraction to assist flood protection works as provided for by the Greater Wellington Regional Council, should be recognised as an important facet of river management.

Lake Wairarapa and its associated rivers, lakes and wetlands, is one of the most highly valued freshwater systems in New Zealand, supporting a large number of freshwater species. The Lake Wairarapa wetlands form the largest wetland complex in the southern North Island, and are considered to be of international importance for their flora and fauna: they support a number of bird species and provide habitat for rare and endangered fish species, and a number of nationally threatened and regionally rare plants. It has been estimated that only 7% of the pre-European wetlands (outside open waterbodies) remains today.

The Ruamahanga River is the largest river in the Wairarapa, the catchment of which covers most of the western half of the Wairarapa. The river collects the waters of all of the rivers coming out of the Tararua and Rimutaka Ranges, and a number of smaller rivers from the eastern Wairarapa hills such as the Kopuaranga, Whangaehu and Taueru Rivers. The Ruamahanga is an important recreational asset of the Wairarapa, is used for trout fishing, boating, and swimming. The eastern Wairarapa hill country contains a range of rivers draining towards the South Pacific, the catchments of which are used largely for extensive pastoral farming.

Under Section 6 of the Resource Management Act 1991, one of the matters of national importance is the preservation of the natural character of wetlands, lakes and rivers, and their margins, and the protection of them from inappropriate use, subdivision and development. Another matter of national importance is the maintenance and enhancement of public access to and along lakes and rivers.

Access to water and the management of water quality and ecological systems are important to Tangata Whenua for social, economic, spiritual and cultural reasons. The margins of water bodies are also where many waahi tapu and other cultural heritage sites may be located.

Public access to and along waterbodies is also a major issue, as limited access constrains the recreational values of freshwater environments. There is a need to ensure, however, that such access is provided in a form that does not adversely affect the operational requirements of landowners, such as farming operations.

The surface of waterbodies in the Wairarapa is used for a range of activities, mainly recreational, and some food gathering. The potential for conflict is often between such activities: for example, between jet boating and fishing.

Note: The freshwater environment's significant natural values and cultural values are addressed within the Tangata Whenua, Indigenous Biodiversity and Historic Heritage Sections of the Plan.

Although such activities may not currently have significant effects on natural values, increased activity such as jet boat use can also adversely effect wildlife. However, such issues are, as yet, not significant, as the level of such activities currently is relatively low.

Activities on land near water bodies can adversely affect the water if not properly managed. Such activities and their potential effects include pollution from sewage disposal systems and septic tanks, nutrient escape from primary production, discharges from industry and increased runoff and siltation from land cleared of vegetation. Such effects are particularly important when managing water supply catchment areas. The volume and velocity of stormwater runoff and contamination from surface residues from the large areas of impermeable surfaces in commercial and industrial area can affect the health of natural systems, in particular waterbodies. While many of these matters are managed by the Regional Council, the effects of subdivision and development of land along the edge of the rivers, lakes and wetlands is an important matter for the District Plan. In particular, the subdivision of land on the edges of river, lakes and wetlands leads to intensified settlement that in turns can detrimentally affect the natural character of riparian areas and potential conflict with their recreational use (for example, wetlands used for hunting).

Fundamental to preserving the natural character of freshwater environments is the need to protect the attributes that constitute natural character of Wairarapa's lakes and rivers and their amenity values – in particular, the potential loss of reasonable buffer areas along the edge of waterbodies. Such buffers allow for vegetated strips, which are important for ecological purposes (fish habitats and reduction of water and silt runoff from pastures), as well as to maintain visual and landscape values. Such buffers can also provide for public access and natural hazard defence systems. The required depth of such buffers will vary widely – in urban areas, they need not be as extensive as they need to be in rural areas, particularly on the banks of major rivers, lakes and wetlands.

12.2 Significant Resource Management Issues

1. Sporadic subdivision, use and development along the margins of waterbodies can adversely affect freshwater environments, particularly where there is still substantial natural character or vulnerable natural ecological systems.
2. Public access to and along waterbodies needs to be maintained and enhanced, without adversely affecting operational requirements of adjoining landowners.
3. Conflicts can arise between activities occurring on lakes, rivers, wetlands and their margins, as well as with activities on adjacent land.
4. Land use and development can adversely affect the quality of freshwater environment, particularly in the absence of reasonable buffer strips along waterbody margins.

12.3 Objectives, Policies and Methods

12.3.1 Objective Fwe1 – Environmental Quality

To maintain or enhance the environmental quality of the Wairarapa's rivers, lakes, wetlands and groundwater by managing the detrimental effects of development and activities.

12.3.2 Fwe1 Policies

(a) Manage the design, location and scale of subdivision and/or land development and use adjoining waterbodies so it retains the special qualities and natural character of waterbodies.	<i>Implemented through Method 12.3.7(a), 12.3.7(c) and 12.3.7(d)</i>
(b) Encourage and support innovative land uses and development that retain or enhance the special qualities of freshwater environments.	<i>Implemented through Method 12.3.7(e)</i>
(c) Ensure that adverse cumulative effects of subdivision, land use and development on the freshwater environment are avoided, remedied or mitigated.	<i>Implemented through Method 12.3.7(a), 12.3.7(c) and 12.3.7(d)</i>
(d) Working with the Regional Council to manage subdivision, land use and development to minimise adverse effects on freshwater environments, including rivers, lakes, wetlands and ground water.	<i>Implemented through Method 12.3.7(n)</i>
(e) To enhance the quality of degraded freshwater environments in collaboration with the Regional Council and stakeholders.	<i>Implemented through Method 12.3.7(d) and 12.3.7(h)</i>
(f) Encourage the development or maintenance of planted waterbody margins.	<i>Implemented through Method 12.3.7(g) and 12.3.7(h)</i>
(g) Promote a strategic approach to the management of rivers, lakes, wetlands and their margins and catchments, particularly by using management plans for areas with significant environmental issues that require a collaborative approach with other organisations.	<i>Implemented through Method 12.3.7(f)</i>
(h) Support cooperative relationships with landowners, communities and key stakeholders in managing freshwater environments – for example, environmental care groups.	<i>Implemented through Method 12.3.7(h)</i>
(i) Adopt a cautious approach to new subdivision and development in areas of significant natural character, special value to iwi/hapu, or with special environmental quality.	<i>Implemented through Method 12.3.7(a), 12.3.7(c), 12.3.7(d) and 12.3.7(f)</i>
(j) Provide esplanade reserves, esplanade strips or access strips along waterbodies as appropriate to the relevant circumstances, with priority given to the formation of a connected series of esplanade reserves/strips of a minimum width of 20m along the margins of the Wairarapa's significant waterbodies.	<i>Implemented through Method 12.3.7(l)</i>
(k) Prevent structures on waterbodies and their margins unless they are an accepted or essential part of the waterbody environment (for example, culverts, bridges or stock crossings, maimais and flood defence systems).	<i>Implemented through Method 12.3.7(a), 12.3.7(c) and 12.3.7(d)</i>

12.3.3 Explanation

Managing the quality of the Wairarapa's freshwater environment requires an integrated approach, as the state of the ecology, character and amenity values of rivers, lakes and wetlands derives as much from the state of their margins and from the effects of activities within the contributing catchments as it does from the activities within or on the waterbody itself.

In regard to the surface of waterbodies, the recreational or other casual use of rivers, lakes and wetlands has generally occurred with minimal conflict and therefore needed no controls. Activities will have to comply with other environmental standards, such as the relevant noise limits for the Zone. However, there is potential that if more intensive use of the surface of waterbodies occurs from motorised commercial recreation. This more intensive use can have impacts and conflict with other users of the waterbodies and with natural values and habitats. Therefore controls are necessary for motorised commercial recreation.

Other than flood defence systems, bridges and small recreational structures, it is generally inappropriate to place structures within waterbodies. However, some activities by their nature and function are required to be located in waterbodies, including structures for irrigation, water supply, or energy generation. In addition, other structures and facilities may be required on the margins of waterbodies to facilitate the use of Wairarapa's lakes and rivers (for example, sheds, toilets and facilities for commercial operations). If structures are not effectively managed they may create environmental effects such as adverse visual impacts, excessive noise, and loss of public access to riparian areas. These adverse effects need to be controlled, to ensure any effect is no more than minor, while protecting the natural character of lakes and rivers.

In conjunction, it is generally inappropriate for structures to be built in close proximity to waterbodies, for natural hazard mitigation as well as to protect natural character.

Managing the interface between land and water is an important element to preserving the natural character of rivers, lakes and wetlands, to enhancing public access and to manage water runoff from the land. It is also an important form of natural hazards management and a way to improve the quality of the Wairarapa's freshwater resources.

A key policy in this regard, and one that continues previous district plan policies, is the long-term establishment of a connected series of esplanade reserves and strips along all of the margins of the Wairarapa's significant rivers, lakes and wetlands. The creation of esplanade reserves/strips primarily occurs on a systematic basis through the subdivision process, but it can, as appropriate opportunities arise, occur through other means such as through land use consents. The width of such esplanade reserves/strips along significant waterbodies is to be a minimum of 20m. On other waterbodies, the type and width of marginal protection will vary according to circumstances – for example, access strips may be all that is required on minor tributaries.

For waterbodies with significant environmental issues, such as conflicting uses, or poor water quality and ecological functioning, a strategic approach is likely to be the most effective means of integrating the management of land and waterbodies, in collaboration with other agencies use and development along the margins of significant freshwater bodies over the long-term.

In addition, working collaboratively with other groups to enhance the freshwater environment, such as stream care groups and voluntary land retirement proposals, can facilitate landowner initiatives.

For waterbodies with significant natural character, or special value to iwi/hapu, or some special environmental quality (for example, the ecological values of the Lake Wairarapa system), then a cautious approach needs to be adopted to limit the risks of these values being degraded.

12.3.4 Objective Fwe2 – Public Access & Enjoyment

To facilitate public access to and enjoyment of the Wairarapa's rivers, lakes and wetlands and their margins in a manner that preserves their natural character and the property rights of adjoining landowners.

12.3.5 Fwe2 Policies

(a)	Recognise and provide for existing recreational activities in lakes, rivers, wetlands and their margins that do not cause detrimental effects on freshwater environments.	<i>Implemented through Method 12.3.7(a)</i>
(b)	Control activities that could have an adverse effect on people's use and enjoyment of the freshwater environment.	<i>Implemented through Method 12.3.7(a), 12.3.7(c) and 12.3.7(d)</i>
(c)	Prioritise the needs for legal public access to areas of significant value.	<i>Implemented through Method 12.3.7(l)</i>
(d)	Require esplanade reserves and esplanade strips along rivers, lakes and wetlands of significant value, and as appropriate along the margins of other waterbodies.	<i>Implemented through Method 12.3.7(l)</i>
(e)	Manage the potential for reverse sensitivity to arise when land use and development occurs in close proximity to areas of public recreation and vice versa.	<i>Implemented through Method 12.3.7(a), 12.3.7(c) and 12.3.7(d)</i>

12.3.6 Explanation

Freshwater environments in the Wairarapa represent a significant recreational and cultural asset, not only for the local community but also for visitors and tourists. The community highly values these areas for their natural character and for their opportunities for recreational use.

While rivers, lakes and wetlands in the Wairarapa are susceptible to inappropriate activities that may adversely affect their inherent amenity and natural character, in general, provision for the cultural and recreational use and enjoyment of the freshwater environment should continue to be made, as such activities do not create significant environmental issues. Other tools outside the Plan can be successfully used to separate or manage conflicting activities if required (for example, bylaws).

The most potential for adverse effects comes from frequent use of waterbodies, particularly commercial activities involving motorised vehicles. Therefore, control over such activities is appropriate to ensure that they do not conflict with the natural character of waterbodies and the public's general use and enjoyment of them.

The maintenance and enhancement of public access to and along rivers, lakes and wetlands is a matter of national importance. The policies aim to

systematically increase opportunities for public access to and along the Wairarapa's freshwater environment without causing detrimental effects to the natural character or ecology of freshwater environments. Such access is provided by the creation of esplanade reserves/strips or access strips on the margins of waterbodies when the adjoining land is subdivided. Public access to waterbodies and their margins can also be obtained by other voluntary mechanisms outside of the Resource Management Act process, such as through the creation of easements outside of the subdivision process, or other voluntary access arrangements or land sales by landowners. The form of access depends on the particular circumstances, including the significance of the waterbodies and the operational requirements of the adjoining landowners.

Access to and the recreational use of many lakes, rivers, wetlands and their margins in the Wairarapa may make the adjoining land more susceptible to the adverse effects of such use – an issue known as reverse sensitivity. For example, residential development near wetlands used for game hunting may create noise issues; or the use of public structures and walking tracks, on or near controlled waterbodies, can put pressure on the efficient operational use of the waterbody. Such potential effects should be considered when assessing proposals for subdivision and land development near the Wairarapa's rivers, lakes and wetlands.

12.3.7 Methods to Implement the Freshwater Environment Policies

- (a) Identify the significant lakes, rivers and wetlands of the Wairarapa.
- (b) Performance and development standards for permitted activities on the surface of waterbodies to protect the amenity and natural character of the Wairarapa's lakes, rivers and wetlands.
- (c) Assessment of potential adverse environmental effects through the resource consent process for activities that do not comply with performance/development standards.
- (d) Conditions on resource consents to avoid, remedy or mitigate potential adverse effects of activities on the natural character and public enjoyment of waterbodies.
- (e) Promotion of innovative and comprehensive planning approaches to sustainable subdivision and development adjoining or near waterbodies.
- (f) The use of management plans for achieving a strategic and coordinated approach to resolving significant environmental issues.
- (g) Education and information on the environmental and recreational values associated with lakes, rivers and wetlands.
- (h) Partnerships with landowners, communities and key stakeholders to define opportunities for and constraints on land use and development near waterbodies and develop action plans in priority areas.
- (i) Where required, funding allocation through the Strategic and Long Term Council Community Plan (LTCCP) processes to support the achievement of environmental outcomes.

- (j) Plan changes, as appropriate, to ensure the actions set out in management plans are recognised and given due effect.
- (k) The coordinated use of other legislation, Council bylaws and regulations to achieve the objectives and policies for freshwater environments.
- (l) Acquisition of esplanade reserves and esplanade strips on identified significant rivers, lakes and wetlands, and the creation of esplanade reserve/strips and access strips as appropriate along other waterbodies.
- (m) The appropriate use of other statutory functions and powers such as those under the Reserves Act 1977.
- (n) Coordination with other regulatory authorities.

12.3.8 Principal Reasons for Adoption

The natural character and amenity values of the freshwater environments are particularly vulnerable to adverse effects from subdivision and development. Therefore, some additional controls, other than those applicable under the zoning, are necessary so that the special landscape and natural values of these environments are fully taken into account.

The permitted activity standards will allow for the continued use and development of these environments for recreation purposes. Non-conformance with one or more of these standards will necessitate a resource consent, at which time an assessment of environmental effects will be required, and a determination whether the adverse effects on freshwater environments can be avoided, mitigated or remedied.

Non-regulatory methods such as education, partnership and management plans have been adopted to foster co-operation between the various parties with interests in freshwater environments, and to encourage innovation in finding ways to sustainably manage these environments.

12.4 Anticipated Environmental Outcomes

- (a) Subdivision and development along the margins of waterbodies are compatible with the natural character of and the risks from natural hazards in freshwater environments.
- (b) Diverse water-based activities on the surface of lakes and rivers that do not adversely affect natural character.
- (c) The natural character and amenity values of the Wairarapa's freshwater environments are maintained or, where required, enhanced.
- (d) Improved water quality within waterbodies with unacceptable current levels.
- (e) Minimal conflict between users of the surface of rivers, lakes, wetlands and their margins.
- (f) Improved public access to the margins of significant waterbodies.

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- (g) Diverse water-based activities on the surface of lakes and rivers that avoid, remedy or mitigate significant adverse effects on adjacent properties.
 - (h) Water of a suitable quality for the purpose of water supply sourced within identified catchment areas.

13 COASTAL ENVIRONMENT

13.1 Introduction

While it contains no sheltered coastal waters, the Wairarapa has a widely varied coastal environment, ranging from sandy beaches bordered by dunes, through to rugged rocky shorelines that steeply ascend to mountainous country immediately behind.

Much of the coastal environment is relatively inaccessible, and only small isolated settlements have developed at accessible parts of the coast, with each settlement having its own unique character and qualities. While most of the coastline is farmed, most of it is only suitable for extensive pastoral grazing. Although the natural environment has been greatly modified, there are many places in which there are significant ecological values and important coastal habitats, as well as landscapes of valued natural character.

This diverse coastal environment is highly valued by both locals and the wider community, in terms of its aesthetic, natural, productive, recreational and historical values. Consequently, the Wairarapa community make considerable use of its coast. However, the proximity of the Wairarapa to the Wellington metropolitan area creates additional pressure to further develop the coastline for holiday and recreational purposes. The Technical Reports for the Wairarapa Coastal Strategy provide valuable information and rank different parts of the coastal environment for natural values, landscape and natural character values etc. These reports will be utilised when assessing the significance and relative values of the coastal environment.

Under Section 6 of the Resource Management Act 1991, one of the matters of national importance is the preservation of the natural character of the coastal environment and its protection from inappropriate subdivision, use, and development. Another matter of national importance is the maintenance and enhancement of public access to and along the coastal marine area. Furthermore, the New Zealand Coastal Policy Statement sets clear directions for the management of the coastal environment.

The coastline is also subject to a range of natural hazards that may adversely affect inappropriately located development, including coastal erosion, tsunamis and inundation. The risks from such hazards are likely to be exacerbated by the effects of climate change on sea level and storm events. To provide for the wellbeing and safety of people and communities, it is imperative to identify and to either avoid exacerbating the risks from such hazards where the natural processes would compromise or endanger development or to mitigate the risks through informed design and siting.

Refer to Section 14 – Natural Hazards

The sustainable management of the coastal environment is important to Tangata Whenua for social, economic, spiritual and cultural reasons. The Wairarapa coast is an important source of kaimoana. There are many waahi tapu and other cultural heritage sites located in the coastal environment; in particular, the Palliser Bay coastline contains many significant sites of long Maori occupation and agriculture.

The natural ecology of the coastal environment can be adversely affected by activities if not properly managed, such as by septic tank pollution, vegetation clearance and recreational activities. Subdivision can be inappropriate in some areas, given the fragility of ecologically sensitive areas such as dunes. River mouths, estuaries and associated areas such as sand spits are

important areas, including for the purpose of spawning areas and nurseries for fish and breeding, and feeding areas for birds. Coastal and lowland forest is important as a winter food source and habitat for wildlife.

While actual or potential adverse effects of activities in the coastal environment may be high, the level of activity currently occurring is relatively low. However, recent trends indicate the coast is under increasing pressure from subdivision and development. The main concerns arising from this pressure relate to the potential adverse effects on the natural character of the coastal environment, which can be maintained if development occurs with due regard to the landscape, ecology and other values of the coastline.

Therefore, reasonable use of the coastal environment, including existing use, should be provided for, while protecting the Wairarapa's coast from inappropriate activities and development. Most developed or modified areas can accommodate further development without compromising the overall attributes that define the natural character of the Wairarapa Coast.

To address the complex interacting issues facing the Wairarapa coastal environment, the three District Councils, the Greater Wellington Regional Council, Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa collaborated to develop the *Wairarapa Coastal Strategy* (March 2004). This Strategy is a non-statutory plan of action for identifying and protecting the special qualities of the Wairarapa coastline.

The Strategy is supplemented by guidelines entitled *Caring for Our Coast – A Guide for Coastal Visitors, Residents, and Developers*, which provides advice on the ways to sustain and enhance the values and resources of the coastal environment, from day-to-day matters through to long-term subdivision and land development.

The success of the Strategy's implementation will be how effectively the programme of action is implemented over the long-term – these actions rely on a range of persons and organisations to achieve, and not only the three District Councils.

The *Wairarapa Coastal Strategy* summarised the special qualities that constitute the coastal environment's natural character and its amenity values as follows:

- a) The Wairarapa coast has a rugged, isolated, natural beauty and iconic landscapes with special geological features such as Kupe's Sail and Honeycomb Rock. People have an almost spiritual attachment to the landscape. It provides people with a sense of place and local identity.
- b) Each coastal village has a unique character. The form, style and size of development and infrastructure within each village, along with the traditional associations like commercial fishing or bach accommodation help define the character of each settlement.
- c) Integral to the character of the Wairarapa coast are the large tracts of undeveloped land between settlements and the high level of natural character. Farming and the lack of development help create the "working landscape". Even areas of lower natural character have the potential to be enhanced.
- d) Unlike some more intensively developed coastlines, the Wairarapa coast has a "public" and "available" feel. People value being able to "get lost in the landscape" and walk on a beach without feeling that it is exclusively for the use of adjoining residents.

- e) The native ecosystems that remain on the Wairarapa coast have an intrinsic value, as they are part of our natural heritage. They include regionally threatened plants and animals, some of which are found nowhere else in the world.
- f) The Wairarapa coast has a special feeling of wildness and naturalness due, in part, to the lack of seawalls and other protective shoreline structures. The presence and health of natural dune systems provides protection from erosion and can avoid the cost of built engineering solutions.
- g) The variety of development, public space, access and recreational opportunities, enable a wide cross section of the community to experience the Wairarapa coast.
- h) The Wairarapa coast has some of the oldest recorded archaeological sites in the country, with almost 1000 years of history spread along the entire length of the Wairarapa Coast, much of which remains in good condition due to lack of development.
- i) A range of heritage sites along the coastline relate specifically to Wairarapa Maori, early Wairarapa settlers and farming communities. They represent local history, and provide a valuable opportunity to learn more about our past.
- j) The Wairarapa coast is a high wave and wind energy environment, is exposed and is geologically active; while such factors contribute to the natural hazards of the coast they also combine to give the coast its wild and rugged appeal.
- k) The Wairarapa coast can support a wide variety of uses and developments. It is important to landowners that they can take advantage of the opportunities to diversify and increase their incomes.

13.2 Significant Resource Management Issues

1. Changes in land use, and poorly designed and located development and subdivision and associated works can compromise the natural character and special qualities of the Wairarapa Coast.
2. Ad hoc subdivision and development in areas outside existing coastal settlements can lead to the loss of the natural character and valued qualities of the coastal environment. In particular, the cumulative effects of subdivision and development can diminish the natural character over time through a gradual process of change.
3. The coastal environment is subject to a variety of natural hazards, which vary in their location and intensity. Subdivision and development in hazard prone areas increases the risk to life and property. The effects of climate change are likely to exacerbate these risks.
4. Public access to and along the Wairarapa Coast is highly valued and needs to be maintained and enhanced without compromising landowner rights and the special qualities of the coastal environment including natural character and ecology, particularly in erosion prone, or ecologically sensitive areas.
5. Each coastal settlement has unique characteristics and special qualities that are valued by their communities. Land use, development

- and subdivision, and the provision of infrastructure have the potential to degrade these qualities.
6. Infrastructure in the coastal environment, such as reserve facilities and amenities, roading and building structures, can degrade the natural character and landscape values in the coastal environment. However, there are also occasions where infrastructure can provide environmental benefits to the coastal environment by avoiding, remedying and mitigating the adverse effects of activities. Examples include community sewage schemes or treatment systems, and infrastructure controlling stormwater.
 7. Ecologically important areas in the coastal environment can be degraded through the introduction of new pressures on, and disturbance to, wildlife and habitat as a result of new or more intensive subdivision, use and development.

13.3 Objectives, Policies and Methods

13.3.1 Objective CE1 – Natural Character

To protect the natural character of the coastal environment by ensuring use, subdivision and development maintains the comparatively undeveloped nature of the Wairarapa Coast.

13.3.2 CE1 Policies

*Implemented through Method
13.3.10(a)*

- (a) Identify the extent of the coastal environment based on landscape and ecological principles.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e) and 13.3.10(f)*

- (b) Manage the design, location and scale of subdivision and development in the identified coastal environment to ensure the special qualities and natural character of the coast are retained and adverse effects are avoided, remedied or mitigated, with priority given to avoiding effects.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e) and 13.3.10(f)*

- (c) Recognise the key role of the subdivision process in establishing the framework for development in the coastal environment, including the siting and design of structures.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e), 13.3.10(f) and
13.3.10(n)*

- (d) Ensure that adverse cumulative effects of subdivision, land use and development on the special qualities and natural character of the Wairarapa coast are avoided, remedied or mitigated.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e) and 13.3.10(f)*

- (e) Promote the consolidation of urban development at existing coastal settlements.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e) and 13.3.10(f)*

- (f) Manage the expansion of existing coastal settlements to ensure the special qualities of each settlement are protected.

*Implemented through Method
13.3.10(b), 13.3.10(c),
13.3.10(e) and 13.3.10(f)*

- (g) Ensure the provision of adequate infrastructure, services and on-site mitigation measures as subdivision, land use and development occurs.

*Implemented through Method
13.3.10(n)*

- (h) Protect foreshore amenity values and avoid hazard risks by controlling the location of structures in close proximity to the foreshore.

(i)	Discourage built development between roads and the foreshore where such roads are in close proximity to the foreshore, to protect the open coastal vistas.	<i>Implemented through Method 13.3.10(b), 13.3.10(c), 13.3.10(e), 13.3.10(f) and 13.3.10(n)</i>
(j)	Promote a strategic approach to the use and management of the Wairarapa Coast through the development of management plans, particularly for coastal settlements, for areas with significant natural character values and/or areas with significant environmental issues.	<i>Implemented through Method 13.3.10(h)</i>
(k)	Encourage and support innovative land uses and development that retains or enhances the special qualities of the coast.	<i>Implemented through Method 13.3.10(l)</i>
(l)	Support cooperative relationships with landowners, communities and key stakeholders in managing the coastal environment and in environmental enhancement and public access projects.	<i>Implemented through Method 13.3.10(g)</i>
(m)	Adopt a precautionary approach to new subdivision and development where knowledge is lacking about coastal processes and where the risks from natural hazards are likely to be high.	<i>Implemented through Method 13.3.10(b), 13.3.10(c) and 13.3.10(e)</i>
(n)	Require esplanade reserves/strips along the coastal marine area and estuaries and river mouths of significant waterbodies, recognising that esplanade strips may be more appropriate if the special qualities of the coastal environment are likely to be detrimentally affected by esplanade reserves.	

13.3.3 Explanation

For the Wairarapa, the coastal environment has been defined through the landscape and ecological assessments undertaken for the *Wairarapa Coastal Strategy* (2004). This definition has been applied to the District Plan policies to ensure a consistent approach.

Based on this definition, the Coastal Environment Management Area (CEMA) is an overlay on top of the environmental zones that manage land use and subdivision along the coast (primarily Rural). Controls for the CEMA either supersede or are applied in combination with zone rules. CEMA is described in the *Wairarapa Coastal Strategy* (2004) as being the area between the seaward boundary and the inland coastal boundary. The seaward boundary is mean high water springs (MHWS) or approximately the high tide mark. The inland coastal boundary is based on the 'landscape' definition of the coast (usually the top of the first inland hill) but in some places follows the 'ecological' boundary (where salt laden winds influence ecology).

The policies on natural character in the coastal environment seek to maintain its special landscape and ecological values from forms of subdivision and development that may adversely affect its environmental qualities. The natural character still dominates the majority of the Wairarapa coast: even in coastal settlements, the physical presence of the rugged coastal landscape is the prevailing element. However, even small developments can significantly degrade the natural character of the coast – for example, an obtrusively sited large dwelling in an otherwise unbuilt landscape.

The rate of development occurring on the Wairarapa coast has accelerated in recent years, from large-scale residential developments through to small-scale proposals involving only a few additional lots. The cumulative impacts

on the undeveloped nature of the coast can be significant but difficult to identify and manage over the long-term, particularly when it happens widely but sporadically.

Therefore, all new development needs to be managed carefully so that it is designed and located to fit within the coastal environment. In particular, the natural character of the coastal environment needs to be protected from excessively bulky or visually obtrusive development (e.g. where roads are close to the foreshore and can have their vistas degraded by housing between the road and foreshore). For this reason, subdivision, roading, infrastructure and new structures generally need to be managed to ensure any adverse effects on the coastal environment are avoided or mitigated.

The policies recognise that development may have positive effects – for example, through ecological restoration of habitats that are then vested as reserves as part of a subdivision.

A number of specific landscapes and natural features along the coast have been identified as outstanding, and these are identified within the Landscape section of this Plan (Section 9). Development within identified Outstanding Landscapes and Outstanding Natural Features needs to be carefully controlled to ensure it does not compromise the visual integrity of these iconic and important landscapes.

Conventional forms of subdivision and land development are often out-of-character or detrimental to the special qualities of the Wairarapa Coast. Innovative land development practices and site design can help better utilise the coast while retaining its special qualities for generations to come.

A strategic approach is an effective means of integrating all the various factors and considerations in managing land use and development to achieve long-term environmental outcomes in areas of common interest or character. In particular, Management Plans are a useful tool for strategic planning, either for small areas (such as coastal settlements) or for extensive sections of the coast. The term “Management Plan” refers to a number of strategic tools for addressing environment issues, and includes structure plans for setting out the framework for future development (infrastructure, roading, reserves, and general land use patterns), and action plans for addressing urgent issues requiring proactive initiatives (for example, ecological degradation, or major erosion threats).

A series of Management Plans are proposed for key parts of the Wairarapa coast, including Castlepoint, Riversdale, Tora-Te Awaiti, Ngawi, and Lake Ferry. Other Management Plans may be developed as issues arise.

Development in areas subject to the effects of natural hazards puts more people and property at risk, and increases pressure on public bodies to provide infrastructure such as seawalls, which can have significant effects on natural character, amenity values, public access and coastal processes. Given the potential for the effects of climate change to exacerbate the risk of natural hazards in the coastal environment, it is preferable to apply a cautious approach to further subdivision, development and use in areas susceptible to high risk.

Development in areas near the foreshore can also have adverse visual effects on the coastal environment. An integrated foreshore management policy can therefore be effective in collectively considering the effects of development on natural character together with the risks from natural hazards. For most of the

Wairarapa, a *Foreshore Protection Area* manages development within a 50 metre wide strip landward of the high tide line (other than Riversdale where a specific variable boundary has been defined). The Foreshore Protection Area is of a width to generally provide adequate distance to avoid potential hazards associated with the natural processes of the ocean such as storm surges and coastal erosion, and to avoid the adverse effects of development on the natural character and ecology of the foreshore.

The coastal environment is also rich in historic heritage, with many parts possessing cultural significance, both for iwi and for pakeha. The Historic Heritage and Tangata Whenua sections of this Plan identify the key resource management issues for the whole Wairarapa, including the coastal environment.

A range of non-regulatory approaches are needed to support the above policies. In particular, innovative land uses and development proposals should be encouraged, not only through the use of the Coastal Guidelines (*Caring for our Coast*, 2004), but also in other ways as appropriate (for example, through pre-application discussions). Cooperative relationships with landowners, communities and key stakeholders should also be supported as a means of making the above policies more effective.

13.3.4 Objective CE2 – Coastal Settlements

To provide for further development at coastal settlements in a manner that maintains the distinctive character and amenity values of each settlement.

13.3.5 CE2 Policies

(a) Through the preparation and implementation of Management Plans, adopt a strategic and community-based approach to long-term planning for the use, development and subdivision of coastal settlements.	<i>Implemented through Method 13.3.10(h)</i>
(b) Use the Management Plan process to develop Structure Plans that identify appropriate opportunities for further growth within and/or adjoining coastal settlements.	<i>Implemented through Method 13.3.10(i)</i>
(c) Provide for further subdivision, use and development within existing coastal settlements in a manner that is appropriate to each settlement's character, its landscape and recreational values and its infrastructural capacity.	<i>Implemented through Method 13.3.10(b), 13.3.10(c) and 13.3.10(e)</i>
(d) Take into account the principles and criteria in any Management Plan when assessing a proposed subdivision or development.	<i>Implemented through Method 13.3.10(b), 13.3.10(c) and 13.3.10(e)</i>
(e) Establish development standards that recognise and maintain the character and amenity values of coastal settlements as appropriate.	<i>Implemented through Method 13.3.10(b)</i>
(f) Ensure public facilities and infrastructure are provided to serve the needs of residents and visitors while being located and designed to retain the character of the settlements.	<i>Implemented through Method 13.3.10(b) and 13.3.10(c)</i>

13.3.6 Explanation

While managed under the Residential Zone (and a small proportion of Commercial zone), Wairarapa's coastal settlements differ from the inland towns. The settlements are low density, low-key communities, containing traditional New Zealand baches and seaside houses, set within a rugged and often wild landscape. None are particularly large; the settlements range from small beach resorts such as Riversdale through to working fishing communities such as Ngawi. Their rural servicing functions are relatively minor, and many residences are not permanently inhabited, and are often rented out as visitor accommodation.

While, to date, the trend elsewhere in New Zealand towards the intensification of beach resorts with high-density residential growth has not yet occurred, there will be ongoing pressure for development that needs to be managed in a way that does not degrade the essential character and attraction of these settlements. Development standards for the coastal settlements therefore need to recognise their differing characteristics – for example, building height and density.

At a broader scale, an integrated approach is required to establish a management framework for the long-term future development of these settlements in a form that does not place their special values in jeopardy. Management Plans are an effective way of identifying these values through community consultation, and for expressing local aspirations in addressing infrastructure, development and growth issues. As a consequence of this process, each Management Plan should include a structure plan that would guide the pattern of future development, in accordance with the *Wairarapa Coastal Strategy*. These plans would be prepared for each settlement, or group of smaller settlements that exhibit similar characteristics.

Where necessary, the District Plan may need to be changed to incorporate the aims of the Management Plan.

The principles espoused in coastal settlement Management Plans should also assist the decision-making process over resource consents for subdivision and land development in the coastal settlements.

Any expansion of existing coastal settlements and provision of new settlements should occur by rezoning areas to urban through a Plan Change. It is anticipated that any Plan Change would include a Structure Plan to determine the spatial layout and pattern of the settlement and future development, in accordance with the *Wairarapa Coastal Strategy*.

Demand is increasing for improved infrastructure to and within coastal settlements as a result of on-going development. It is important that the provision of infrastructure recognises the local environment where it is proposed to service. Innovative or alternative forms of providing community infrastructure may be necessary for some coastal settlements.

13.3.7 Objective CE3 – Public Access & Enjoyment

To facilitate public access to, and enjoyment of, the Wairarapa's coast and its margins in a manner that protects its natural character.

13.3.8 CE3 Policies

(a) Recognise and provide for existing recreational activities on the coast and its margins that do not cause detrimental effects to the coastal environment.	<i>Implemented through Method 13.3.10(b), 13.3.10(c) and 13.3.10(e)</i>
(b) Ensure use, subdivision and development of the coastal environment provides for, or enhances, public access to and along the coast. Access should only be restricted for the following reasons: i. To protect natural habitats; ii. To protect historic heritage features and areas; or iii. To protect public health and safety.	<i>Implemented through Method 13.3.10(b), 13.3.10(c) and 13.3.10(e)</i>
(c) Manage the potential for reverse sensitivity to arise when land use and development occurs in close proximity to areas of public recreation.	<i>Implemented through Method 13.3.10(p)</i>

13.3.9 Explanation

The maintenance and enhancement of public access to and from the coast is a matter of national importance. Provision of public access to and along the coast occurs on a systematic basis through the subdivision process, and occasionally through taking other opportunities as they arise. However, provision of access can potentially have adverse effects on the physical environment and can be detrimental to the character of the coast – for example, by establishing roads and access in erosion prone areas or significant natural areas. Therefore, proposals involving new forms of public access need to be carefully assessed.

13.3.10 Methods to Implement the Coastal Environment Policies

- (a) Define the Coastal Environment Management Area in the District Plan maps, distinguishing between the coastal settlements and the relatively undeveloped areas of the coastal environment.
- (b) Apply a regulatory framework that promotes innovative approach to subdivision and development, including standards for permitted activities to provide for development that is consistent with the natural character of the coastal environment, and with the character and amenity values of coastal settlements.
- (c) Assess the environmental effects of activities that do not comply with development standards through the resource consent process.
- (d) Impose conditions on consents as appropriate to avoid, remedy or mitigate adverse effects of activities.
- (e) Require all subdivision to be a discretionary activity to ensure that development proposals can be fully assessed and to provide a flexible approach to determining appropriate responses to the environmental context.
- (f) Require comprehensive planning approaches for staged developments through the subdivision process.

- (g) Enter partnerships with communities and key stakeholders to define opportunities for and constraints on land use and development in each area of the coast, particularly priority areas facing development pressures.
- (h) Develop Management Plans for all coastal settlements and, as necessary, for other areas facing particular development pressures or other significant environmental issues.
- (i) As part of the Management Plans, develop structure plans to identify constraints and preferred development patterns.
- (j) Plan changes, as required, to ensure recommendations and direction in Management Plans are recognised and given due effect as appropriate.
- (k) Reference to the relevant principles and recommendations of the *Wairarapa Coastal Strategy* (2004) as appropriate in resource consent applications and plan changes.
- (l) Non-regulatory guidance on the design of new development to promote sustainable environmental outcomes, including the *Caring for our Coast* booklet (2004).
- (m) Education and information on the environmental values of the Wairarapa Coast.
- (n) Foreshore Protection Areas along the coastal margin to manage natural hazards and natural character on an integrated basis.
- (o) The coordinated use of other legislation, council bylaws and regulations to achieve the objectives and policies for the coastal environment.
- (p) Acquisition of esplanade reserves and esplanade strips to the coast.
- (q) Coordination with other regulatory authorities.

13.3.11 Principal Reasons for Adoption

The natural character and amenity values of the coastal environment are particularly vulnerable to adverse effects from subdivision and development. Therefore, some additional controls, above those applicable under the zoning provisions, are necessary so that the special landscape and natural values of these environments are fully taken into account. A clear distinction needs to be made between the management of coastal settlements and that of the less developed rural areas.

The level of regulation should allow for the continued use and development of coastal environments, including primary production and a limited level of new buildings, located and designed within an acceptable baseline. Non-conformance with one or more of these standards will necessitate a resource consent, at which time an assessment of environmental effects will be required.

The focus of development control in the coastal environment, however, will be through the subdivision process, in which broader land development and design issues can be considered, with regard to the particular environmental context and the proposed form and nature of the development. Through the subdivision process, a long-term framework can be established for building

and landscape design and control that can address the specific circumstance of the site and its location. This framework can be enhanced by the use of comprehensive development plans for staged subdivisions.

As part of the policy of consolidating urban growth at settlements, and to encourage community responses to local issues, Management Plans will be developed for all coastal settlements, as well as for other sections of the coast facing particular development or environmental issues. In partnership with local interests, such Plans will include structure plans for guiding future developments in the location. As required, plan changes may be needed to implement the directions set out in the Management Plans.

Foreshore Protection Areas are an effective method to manage development along the coastal margins where an integrated approach to natural hazards and natural character is needed. Within this margin, generally of a 50m width unless superseded by specific surveyed boundaries, all development will require consent to determine the appropriateness of the proposal with regard to, first, the assessed levels of risk from natural hazards and, second, the effects on the natural character of the coastline.

A number of non-regulatory methods have been adopted to foster co-operation between the various parties with interests in the coastal environment, and to encourage innovation in finding ways to sustainably manage these environments. These methods include the use of design guides, education and information about the environmental values of the coast.

13.4 Anticipated Environmental Outcomes

- (a) A pattern of settlement and development in the coastal environment that does not adversely affect natural, cultural or historic heritage values, and is able to be serviced efficiently, and does not result in sporadic, sprawling or ribbon development.
- (b) Commercial and residential development generally confined to existing settlements where the natural character values have already been compromised.
- (c) The natural character of the Wairarapa's coastal environment is preserved or enhanced, and is protected from inappropriate use, subdivision and development.
- (d) Public access to and from the coastal environment is maintained or enhanced, except where it would compromise other values in the coastal environment such as natural habitats, historic heritage, or increase risks associated with natural hazards, and public health and safety.
- (e) Subdivision and development occurs where there is no further exacerbation of significant risks from natural hazards, and where appropriate measures are taken to avoid or mitigate life and property from the risks of being adversely affected by natural hazards.

14 NATURAL HAZARDS

14.1 Introduction

A natural hazard is the result of natural processes that shape, form and alter the environment and potentially conflict with human activities. The Wairarapa is subject to a range of natural hazards, and in some areas these can pose significant risks where property is particularly vulnerable to their effects. These hazards are primarily:

- Flooding and river erosion;
- Earthquakes;
- Coastal erosion and inundation (storm surges, tsunami);
- Hill Country Erosion (slips slumps and runoff).

Under the Resource Management Act 1991, both regional and territorial authorities have responsibilities for controlling land use to avoid, remedy and mitigate the risks from natural hazards. The Regional Policy Statement sets out the different roles and responsibilities in relation to natural hazards. It requires territorial authorities to be responsible for controlling land use, except land within the coastal marine area and the beds of lakes and rivers.

It is not always possible to avoid adverse effects in already developed areas, but measures can often be taken to ensure the natural hazard risk is not exacerbated, such as limiting the amount of new residential development in areas most susceptible to flooding and requiring setback from coastal margins prone to erosion. Where the risks are significant, consideration of increased setbacks or even retreat may be required.

Principles for the management of coastal hazards and policies which must be given effect to, are set out in the New Zealand Coastal Policy Statement. The Civil Defence and Emergency Management Act 2002 sets out the functions and powers of various agencies, including local authorities, in preparing for, responding to and recovering from emergencies, including those caused by natural hazard events. The District Plan has a supplementary role in natural hazards' management by –

- Identifying assessing and managing the risks from natural hazards;
- Consulting and communicating about risks;
- Identifying and implementing cost effective risk reduction; and
- Monitoring and reviewing.

The principal role of the district plan is to identify where the risks are most significant, and to manage subdivision, development and activities within these areas to both avoid the exacerbation of such risks, and to reduce the risks as appropriate. Property risk can sometimes be reduced or avoided by applying a buffer distance from known 'hazard' areas and, in some circumstances, by adopting specific design techniques and development standards. Where it is not possible to avoid or mitigate the risk, some activities may not be appropriate and should be prevented. Conversely, activities that do not create unacceptable risk to life and property are permitted.

Procedures also exist outside the Plan to assist the community to plan, prepare and respond on an individual and district level in the aftermath of natural hazard events.

One of the biggest challenges facing authorities is obtaining accurate information about natural hazards, whether it is accurate knowledge of the location of faultlines or rate of coastal erosion, or estimates about the frequency and intensity of natural hazards events such as earthquakes and storms. The costs and problems associated with obtaining such information over such an extensive and relatively low populated area as the Wairarapa is enormous – it is therefore important to work with other key agencies, particularly the Greater Wellington Regional Council, in building the information base and determining appropriate management mechanisms.

Another difficulty facing local authorities is the effects of climate change, which are expected to alter the risks and location of natural hazards, particularly coast hazards, flooding and hill country erosion.

14.1.1 Flooding and River Bank Erosion

Much of the land adjoining the rivers in the Wairarapa is periodically affected by flooding when river levels overtop the riverbanks. In some locations mitigation measures such as stopbanks allow the flood plain to be used within an acceptable level of risk: however, there is still a risk that stopbank capacity may be exceeded. The management of river gravel extraction to assist flood protection works as provided for by the Greater Wellington Regional Council, should be recognised as an important facet of river management.

Flooding risks have been mapped by the Greater Wellington Regional Council; usually according to 1:100 and 1:50 year return intervals. In areas at greatest risk, it is generally preferable to prevent further development or forms of activities that would either exacerbate the risks (for example, by obstructing flood flows) or increase the risks to lives and property (particularly dwellings and important network utilities or infrastructure). Where the risks are not as significant, it may be acceptable to allow limited development, provided the location and design of structures reduces the risks to property and lives.

Erosion of riverbanks can occur as a result of flood events or on-going changes to a river system and can encroach into adjacent land. While erosion risks can vary over time, there are some areas at risk from river erosion on an ongoing basis. Stop-banks and river modification to control flooding and erosion, such as hard protection works (e.g. groynes, straightening etc), can have adverse environmental impacts on the river environment and on aquatic wildlife. Where they exist, people have been able to build within hazard zones. However, where this infrastructure is not currently required and flooding is accepted, it is preferable not to increase or create a need for protection works, by placing people and property in locations which would be at risk of flooding or threatened by bank erosion from unstable watercourses.

14.1.2 Coastal Erosion and Inundation

Coastal erosion can occur as a consequence of the level of the wave action, and is particularly evident during storm events. It can occur at different rates, especially over a long period of time.

- Short-term erosion and/or inundation occur mainly during severe storms.

- Long-term erosion occurs at variable rates associated with climatic patterns.

River mouths and structures in and around the sea edge can also contribute to and exacerbate erosion hazards.

Tsunamis are also a natural hazard along the Wairarapa coast, which is particularly vulnerable to waves coming from the east. The probability and size of tsunami are unknown: however, it would be similar to an extreme event of coastal erosion and inundation. The difficulties in managing the risks include the relative infrequency of such events, and the speed by which many can occur.

Specific detailed information on the extent of coastal erosion and hazards is not available, but the Plan adopts a precautionary approach to avoid or reduce the potential adverse effects on development from the natural processes of the coast.

14.1.3 Earthquakes

There are many known active fault lines in the Wairarapa. An earthquake on a fault may cause extensive ground shaking, particularly in areas with soft sediments and high groundwater tables, as well as rupture of the fault at the ground surface with permanent ground deformation..

The effects of earthquakes can be avoided or mitigated to some extent by locating structures away from known faultlines where rupturing might occur, or, in some situations, employing specialist design, structural or building procedures to improve structures' ability to resist the effects.

The intensity of ground shaking experienced in an area during an earthquake will depend on the ground materials, as well as the magnitude (size) and location of the earthquake. Low-density alluvium, which makes up much of the highly productive parts of the Wairarapa, intensifies the energy created by earthquake movements.

Apart from the problems in determining the frequency and magnitude of earthquakes, it can also be difficult to accurately identify the location of active fault lines. This issue is particularly so for fault lines whose scarps have been eroded or covered by younger sediments, and which are most likely to be less active faults that have not ruptured for a considerable length of time (i.e. several thousand years).

14.1.4 Hill Country Erosion

Hill country slipping normally results from heavy rainfall on steep land, which is unprotected by extensive vegetation cover. Human activity, such as vegetation removal and steep roadside cuttings, can exacerbate erosion risks. Soil stability can also be affected by land use activities such as earthworks, formation and construction of tracks, and development of building platforms. In some areas these activities can remobilise an existing instability, such as by removing soil from the toe of a slip, or uncovering ground which has an underlying geotechnical instability that becomes obvious once development commences. This hazard is mainly confined to the hill country in the eastern parts of the Wairarapa, which comprises softer sedimentary rocks, particularly during winter when accumulated rainfall can soften and weaken hill soils. While much hill country erosion occurs within farmland, some slips can

directly affect roads, buildings and infrastructure. Furthermore, the downstream effects of slips can worsen the effects of flooding, where sediment build-ups reduce the capacity of river channels to cope with flood flows.

14.1.5 Climate Change

Climate change is not expected to create new hazards, but it may change the frequency and intensity of existing risks and hazards, as a result of long-term shifts in climate patterns. The approach to managing these changes will be much the same as that already taken to managing natural climate variability, by requiring a more cautious approach in areas where significant risks are likely to be exacerbated by the effects of climate change.

Long-term planning functions (such as through the District Plan) need to take account of expected long-term shifts and changes in climate extremes and patterns to ensure future generations are adequately prepared for predicted climate conditions, and that a proactive approach is taken to hazards mitigation or avoidance.

When assessing any resource consent application associated with a natural hazard, it is imperative climate change is one of the factors considered. For instance, the trend toward more severe flooding and coastal erosion should be taken into account.

14.2 Significant Resource Management Issues

1. The Wairarapa is susceptible to a range of natural hazards, including earthquakes and fault ruptures, flooding, river and coastal erosion, and slips.
2. While the predominant rural nature of the Wairarapa fortunately diminishes the overall potential risks from natural hazards, there are areas where activities and development are located within areas subject to the effects of natural hazards, particularly urban areas.
3. New activities and land development have the potential to increase the risk from natural hazards.
4. The planning and designing of development often does not take account of either the level of risks from natural hazards, or alternative ways to avoid or mitigate such effects.
5. The frequency and intensity of natural hazards may change as a result of the effects of climate change.
6. Hard engineering works to protect property and land from natural hazards have the potential to adversely affect the natural environment and weaken existing natural defences to natural hazards. However, alternative soft options such as dune restoration and beach nourishment, which can enhance amenity values, natural defences and biodiversity, are increasingly being used along part of the New Zealand coastline as an effective coastal hazard response.

14.3 Objectives, Policies and Methods

14.3.1 Objective NH1 – Areas at Significant Risk from Natural Hazards

To manage activities and development within areas at significant risk from natural hazards, to avoid, remedy or mitigate the adverse effects of those hazards.

14.3.2 NH1 Policies

(a) Identify areas at significant risk from the effects of natural hazards, and update as new information becomes available.	<i>Implemented through Method 14.3.4(a)</i>
(b) Control the location and design of land use and subdivision in identified areas of significant risks from natural hazards to avoid remedy or mitigate adverse effects, with the controls appropriate to the level of risks.	<i>Implemented through Method 14.3.4(d), 14.3.4(e) and 14.3.4(f)</i>
(c) Manage the type, location and design of new activities and development to avoid, remedy or mitigate the adverse effects of natural hazards to prevent unnecessarily exacerbating the risks to life, property and the environment from the effects of natural hazards.	<i>Implemented through Method 14.3.4(d), 14.3.4(e) and 14.3.4(f)</i>
(d) Avoid as practicable the siting of new 'lifeline' infrastructure and services within areas of significant risks from natural hazards.	<i>Implemented through Method 14.3.4(c)</i>
(e) Manage the use, storage, transportation and disposal of hazardous substances in areas subject to natural hazards to avoid, remedy or mitigate adverse effects from hazardous substances to the environment, and to the health and safety of people.	<i>Implemented through Method 14.3.4(c) and 14.3.4(d)</i>
(f) Ensure that where development occurs within areas of significant risks from natural hazards, property owners and/or occupiers are appropriately informed of the risk.	<i>Implemented through Method 14.3.4(h) and 14.3.4(k)</i>
(g) Raise awareness and educate people about the risks of natural hazards, and help them prepare, design and plan for the occurrence of natural hazard events through the provision of information and advice.	<i>Implemented through Method 14.3.4(h)</i>
(h) Ensure a precautionary approach is taken in relation to planning for and adapting to the effects of natural hazards caused by long term shifts in climate and the possibility of sea level rise on both the natural environment and existing and future development.	<i>Implemented through Method 14.3.4(c) and 14.3.4(d)</i>
(i) Where existing subdivision, use or development is threatened by a coastal hazard, coastal protection works should be permitted only where they are the best practicable option for the future. The abandonment or relocation of existing structures should be considered among the options. Where coastal protection works are the best practicable option, they should be located and designed so as to avoid adverse environmental effects to the extent practicable.	<i>Implemented through Method 14.3.4(c) and 14.3.4(d)</i>
(j) The ability of natural features such as beaches, sand dunes, wetlands and barrier islands, to protect subdivision, use or	<i>Implemented through Method 14.3.4(c) and 14.3.4(d)</i>

development should be recognised and maintained, and where appropriate, steps should be required to enhance that ability.

14.3.3 Explanation

The first priority in managing the risks from natural hazards is to identify areas of significant risks to inform decision-makers, landowners and the general public. While considerable information about flood risks in the Wairarapa currently exists (although this is constantly being improved over time), information about many other areas of risks is relatively limited.

The difficulties and costs of obtaining such information can be comparatively large for the level of risks involved and the rating base for funding. Therefore the process of expanding or improving the information base will be a gradual one, and as new information is obtained, the District Plan will need to be updated accordingly. The effects of climate change will need to be taken into account in identifying the level of risks and the extent of the hazard areas.

Greater Wellington has provided extensive information on the fault lines of the Wairarapa. This information details the main faults, recognising that the fault geology of the Wairarapa is complex. In instances where development is proposed and there are known to be faults locally present, investigations should be conducted to more precisely locate the position of the fault trace.

Where development has occurred in natural hazard areas, structural defence works have often been constructed to protect the significant investments in these areas (for example, stopbanks and seawalls). However, it is not prudent to totally rely on these measures, given the uncertainties and risks involved, particularly in areas where further intensification can be readily prevented to avoid worsening the risks.

Development within areas of significant risk from natural hazards has a range of adverse effects, not only on the property concerned but externally – for example, structures within floodplains can adversely affect the levels of risk downstream during flood events. The damage to infrastructure and essential services is another wider cost incurred by development in such areas.

In identified areas of significant risks, therefore, some form of controls are usually necessary to limit the potential of further subdivision and land development to worsen the risks by intensifying occupation and/or property investment. In areas of significant flood risks, for example, controls on structures and even planting may be required to prevent obstruction to flood flows. Earthworks can alter the direction and intensity of floods by diverting floodwaters or altering drainage patterns. By controlling the location and type of land use in natural hazard areas, the future losses experienced and the cost of response and recovery from natural disasters can be reduced. Buildings and structures need to be managed in Hazard zones as they may be endangered and require ongoing protection work. Small scale or intensive subdivision or land use within a hazard zone would mean that even if dwellings were not in the hazard zone, land and infrastructure could be, and attempts would generally be made by landowners to use hard protection structures to retain these features. For subdivision and development around a stream or river, consideration needs to be given to the likelihood of the stream moving and flooding, so that landowners do not degrade the stream environment through flood and erosion protection works in the future. A riparian buffer and setback large enough to accommodate natural movement of waterbodies and the coast is often the most practical solution.

The possibility of sea level rise may result in a retreat of natural coastal systems (e.g. dunes, estuaries and salt marsh). Planning for and adapting to the effects caused by long term shifts in climate need to consider both the natural environment (including effects on natural ecosystems), and existing and future development.

Preferably network utilities and other “lifeline” infrastructural services should be placed at minimal risk from natural hazards, and therefore some form of control on the location of such services within areas of significant risks is necessary. The presence of hazardous facilities or substances within natural hazard areas may also cause additional adverse effects during an event, and therefore need to be managed.

Measures to avoid or mitigate natural hazards will be assessed through resource consent applications, such as through managing the siting and design of buildings. Where the residual risks cannot be practicably avoided or reduced to acceptable levels, development may need to be prevented. Suitable measures will also need to be taken to inform existing and future owners of the risks from natural hazards.

Informing people of the risks from natural hazards – including the ways to avoid or minimise such risks, and how to be prepared for natural hazards events – is a critical and ongoing requirement. Such preparation includes education about how to minimise the risks when planning subdivision and development. Adequate information, therefore, needs to be disseminated to the community, in conjunction with those other authorities with responsibilities for natural hazards management and response.

14.3.4 Methods to Implement Natural Hazards Policies

- (a) Identification of areas subject to significant adverse effects from natural hazards in the Plan (Natural Hazard Areas), updated when new or improved information becomes available.
- (b) Working with the Wellington Regional Council and other appropriate agencies, seek to derive more reliable and updated information on the risks from natural hazards, including the effects of climate change.
- (c) Impose limitations on activities that would worsen the risks in identified Natural Hazard Areas, including controls on subdivision, new dwellings and “lifeline” utilities.
- (d) Development standards for permitted activities within identified Natural Hazard Areas to avoid or reduce the potential adverse effects of natural hazards.
- (e) Through the resource consent process, assess the potential effects of activities that do not comply with development standards or are a potentially incompatible land use.
- (f) Conditions on resource consent to avoid or reduce the potential risks from natural hazards, such as the siting of structures and minimum floor levels in identified floodable areas.
- (g) The preparation and review of Civil Defence and Emergency Management Plans for response and recovery from events, under the Civil Defence and Emergency Management Act 2002.

- (h) Provide education and information about the risks associated with natural hazards, including the ways to avoid or reduce such risks, and the means to be prepared for natural hazards events.
- (i) The allocation of resources through the Long Term Council Community Plan (LTCCP) process for measures to avoid, mitigate or remedy natural hazard effects in public areas where appropriate.
- (j) Where there are significant risks from natural hazards that have not yet been identified in the District Plan, control subdivision in areas through Section 106 of the Act.
- (k) Where the Council has some existing knowledge on the risks from natural hazards, inform landowners through Land Information Memoranda (LIM) under the Local Government Official Information and Meetings Act 1987.
- (l) Provide for such structural and operational works undertaken by the Wellington Regional Council to avoid natural hazard effects where deemed appropriate and necessary.
- (m) Apply Sections 71 and 72 of the Building Act 2004 to control inappropriate development of land subject to a natural hazard.

14.3.5 Principal Reasons for Adoption

Natural hazard areas need to be identified so that the risks to people, development and the environment can be clearly recognised and anticipated in planning for subdivision, development and land uses.

Flood hazards areas are shown on the Planning Maps, with the “Flood Hazard Area” representing the area identified by Greater Wellington Regional Council and the District Councils as at risk from flood events up to a 50 year return period. The ‘Flood Alert Area’ gives information on a few specific areas vulnerable to floods beyond the Flood Hazard Area, where events have occurred or been investigated. There are other areas which may have a similar hazard but which have not been specifically identified or investigated. This mapping does not mean that these are the only areas that may be subject to flooding, but are the areas that have been mapped. Areas subject to risk from ground rupture from faultlines are identified as “Faultline Hazard Areas” on the Planning Maps. Three different types of Faultline Hazard Areas are shown (Surveyed, Mapped and Assumed), which are differentiated based on the accuracy of the information known about the different faultlines. The Surveyed Faultline Hazard Areas are the most accurately defined, with less accuracy for the areas labelled as Mapped and Assumed Faultline Hazard Areas.

Rules, including development and subdivision standards, are effective methods to control those activities in natural hazard areas that might unduly exacerbate the risks and the consequent potential adverse effects. The resource consent process enables considered decisions to be made about managing the risks, including exploring means to avoid or mitigate the adverse effects of natural hazards where possible.

Natural hazards are unpredictable, and it is therefore not always possible to avoid or mitigate all natural hazard effects. Where information is inaccurate or uncertain, rules may not always be the effective instrument. In these

circumstances, the application of section 106 may be necessary to limit or manage potentially inappropriate subdivision.

Furthermore, as it is not possible to avoid the risks from natural hazard events, non-regulatory tools such as Emergency Management Plans and Response and Recovery Strategies are appropriate ways to prepare for such events.

Ongoing liaison with the Wellington Regional Council on natural hazard management will be continued, to ensure the most effective complementary policy response. In particular, this coordination includes provision in the Plan for the continued development and maintenance of flood protection schemes within the Wairarapa.

14.4 Anticipated Environmental Outcomes

- (a) The avoidance of further development in areas at significant risk from natural hazards where the hazards cannot be effectively mitigated.
- (b) Reduced effects from natural hazards, where possible, to minimise damage to property, land and life in areas subject to the natural hazards.
- (c) Activities or structures that do not create, accelerate, displace, or increase the effects of a natural hazard.
- (d) Greater public awareness of natural hazards, their effects on people and development, and ways to prepare for a natural disaster.

15 HAZARDOUS SUBSTANCES

15.1 Introduction

Under Section 31 of the Resource Management Act, territorial authorities are required to take steps to prevent or mitigate the potential for hazardous substances to have adverse effects on human health, the environment and property. The Wellington Regional Policy Statement specifies that territorial authorities are responsible for controlling land use involving hazardous substances to prevent any adverse effects from hazardous substances. The Act requires Regional Policy Statements to state who has land use responsibilities for managing the effects of hazardous substances. The Regional Policy Statement for the Wellington Region allocated responsibilities for developing objectives and policies to the Wellington Regional Council, with the responsibility for writing rules given to city and district councils.

The Resource Management Act provisions are to be seen in conjunction with the requirements of the Hazardous Substances and New Organisms (HSNO) Act 1996, which is the primary statute for the control of hazardous substances. Controls under HSNO cannot be negated or reduced by District Plan requirements. However, additional requirements can be placed on land use involving hazardous substances where the requirements are considered warranted to protect sensitive land uses or natural environments.

The term hazardous facility is used to describe site-specific activities which involve the use and/or storage of hazardous substances. Hazardous facilities are not just large-scale commercial or industrial sites, such as service stations, processing plants or engineering businesses, but can also include sites in residential areas where products containing hazardous substances are stored for small-scale activities such as garden maintenance and contract painting or landscaping. It is therefore important that the nature as well as the scale of hazardous facilities is appropriate for the surrounding land uses.

Natural waterbodies need to be protected from contamination by hazardous substances to protect water quality and avoid adverse effects on ecosystems. In particular, land use involving the use of substances with eco-toxic properties needs to be managed to minimise the risk of accidental releases into natural waterways.

Disposal of hazardous substances ranging from paint and detergent in residential areas to residual agrichemicals on farms, is a daily necessity. Environmental risks can be avoided or mitigated by controlled disposal, which comes under both regional and district council jurisdiction. The discharge of hazardous substances into the environment is controlled through the Regional Plan for Discharges to Land. The use of land for storing or disposing of hazardous substances in any waste treatment or disposal facility, however, is also controlled through this Plan.

Hazardous substances are moved through the Wairarapa by road and rail. These forms of transportation are also regulated by other legislation, such as the Land Transport Act, and the respective transport industries are generally effectively managed. Hence, the risk to the environment from transportation of hazardous substances is considered to be relatively low.

Hazardous substances can contaminate land when discharges occur and are not cleaned up. *Contaminated land* is an area where contaminants occur at greater levels than naturally occurring background levels. Within the

Wairarapa there are a number of known sites containing contaminated land where testing has confirmed the presence of hazardous substances. An owner wishing to conduct activities on contaminated land needs to ensure the contaminant is not exposed during activities or that it is appropriately managed, usually through remediation or removal from the land. Territorial authorities are responsible for controlling the effects of the use and development of land for the purpose of preventing or mitigating any adverse effects of the subdivision, use and development of contaminated land. When land has been contaminated by historical activities, it is not controlled by regional councils because hazardous substances are no longer being discharged to the environment. In this situation, processes need to be put in place so that future owners and users of the land are not adversely affected. The best time to do this is when there is an application to subdivide the land, or to change the land use.

Numerous agencies are involved in controlling hazardous substances, including the Occupational Safety and Health Service (OSH) of the Labour Department, the NZ Fire Service, Wellington Regional Council, NZ Police and the Ministry of Civil Defence and Emergency Management. All these agencies play a role in managing a hazardous substances emergency, and inter-agency co-ordination is essential for this to occur efficiently. However, it is important for territorial authorities to first minimise the risk of such emergencies occurring in the first place, through appropriate planning and compliance monitoring.

15.2 Significant Resource Management Issues

1. The use, disposal, storage and transport of hazardous substances can have adverse effects on the environment.
2. Use or development of contaminated land can pose a risk to human health, or increase the discharge of contaminants with consequent adverse effects on the environment.

15.3 Objectives, Policies and Methods

15.3.1 Objective Haz1 – Adverse Effects of Hazardous Substances

To protect the natural and physical environment, including community safety and health, from the adverse effects of hazardous substances.

15.3.2 Haz1 Policy

*Implemented through Method
15.3.7(b)*

- (a) Establish thresholds of acceptable risks from the use, storage, transportation and disposal of hazardous substances on the health and safety of people, and the environment.
- (b) Establish controls to ensure that potentially hazardous facilities are located, designed, constructed and managed to avoid, remedy or mitigate adverse effects from hazardous substances, including unacceptable risks, to the environment and/or human health.

*Implemented through Method
15.3.7(a), 15.3.7(d) and
15.3.7(e)*

- (c) Promote better understanding of the potential adverse effects of hazardous substances, and the methods and controls for avoiding remedying or mitigating such effects.

Implemented through Method 15.3.7(g)

15.3.3 Explanation

In any location where people are present, the adverse effects from the use, storage, transportation and disposal of hazardous substances on the health and safety of people, and the environment, need to be controlled. In particular, performance standards should restrict hazardous facilities from establishing near residential areas and sensitive other land uses where the risks are unacceptable.

Appropriate management, site design and contingency plans for sites using or storing substantial volumes of hazardous substances, are key actions to avoiding adverse environmental effects. Furthermore, site design should include containment systems to control spillage within the originating site and prevent hazardous substances from entering nearby land or water bodies. Contingency plans are essential to ensure that emergency situations are rectified rapidly and effectively to prevent environmental contamination. These actions can be imposed through conditions of resource consent.

15.3.4 Objective Haz2 – Contaminated Land

To ensure when contaminated land is subdivided and/or redeveloped that the adverse effects of the land's contamination on the environment and future uses of the land are avoided or remedied.

15.3.5 Haz2 Policies

- (a) Require landowners to undertake contaminant removal and appropriate disposal from known contaminated land, or treatment to contain the contaminant where the wider environment may be adversely affected.
- (b) Update the list of known contaminated land, as reliable information becomes available.
- (c) Control new activities on contaminated land to ensure any potential adverse effects arising from the contamination are avoided, remedied or mitigated, in coordination with the Regional Council.
- (d) Recognise that some historical uses of land may have resulted in land contamination and the redevelopment of this land needs to be controlled.

Implemented through Method 15.3.7(a), 15.3.7(d) and 15.3.7(e)

Implemented through Method 15.3.7(c)

Implemented through Method 15.3.7(a), 15.3.7(d) and 15.3.7(e)

Implemented through Method 15.3.7(a), 15.3.7(d) and 15.3.7(e)

15.3.6 Explanation

Some land within the Wairarapa are contaminated from previous land use. These contaminated areas can pose a threat to the environment and to the health of people. Depending on the nature of the contaminant, some activities could be vulnerable to the effects of the contaminants and therefore be unsuited to the contaminated land (for example, a residential use). Activities that require substantial earthworks or regular soil disturbance may also be unsuitable as they may inadvertently expose the contaminant.

Alternatively, where new activities locate on a contaminated land and the contaminant is not disturbed, there may be no adverse effect to the activity or the environment.

Potential purchasers of contaminated land need to be informed of the land's constraints so they can consider its suitability for activities or development, and methods to avoid, remedy or mitigate the potential risks. To assist this, activities on land listed in the Schedule of Known Contaminated Land will be controlled to ensure contaminants are not exposed by the activity, or that effective remediation is undertaken to avoid or mitigate adverse effects. As further reliable information on contaminated land becomes available, the schedule will be updated either to add new land or remove existing land where the risks have been effectively eliminated.

Regional councils are responsible for controlling all discharges of contaminants to the environment. Any remediation work undertaken on land that causes a discharge of contaminants to the environment may require a resource consent from the Wellington Regional Council.

The Council must be satisfied that any likely adverse effects from such contamination are avoided or remedied. This assessment should be done before the change in land use occurs to protect users of the land from the adverse effects of contaminants. The historical land use of all land can be checked against the Hazardous Activities and Industries List (see Appendix 3), and if necessary, investigations required to show that the land is not contaminated before the change in land use occurs.

15.3.7 Methods to Implement Hazardous Substances Policies

- (a) Performance standards for hazardous facilities to ensure potential adverse effects of hazardous substances are avoided remedied or mitigated.
- (b) Establish risk thresholds to identify potentially significant risks from hazardous facilities.
- (c) Identify contaminated land through a Schedule of Known Contaminated Land (with the Schedule updated as reliable new information becomes available) and apply a modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) for potentially contaminated land to control activities and development through the resource consent process.
- (d) Assess the potential environmental effects for activities requiring resource consent through the hazardous facilities screening process and/or by non-conformance with other performance standards and/or the use of known contaminated land.
- (e) Impose appropriate conditions of resource consent to avoid, remedy or mitigate potential adverse effects of hazardous substances.
- (f) Promote the use of codes of practice and in particular support the use of NZS8409:2004 "Management of Agrichemicals", in the management of the use, storage and transportation of hazardous substances.

- (g) Provide education and information on potential land contamination from hazardous substances and measures to avoid environmental risk.
- (h) Allocate resources through the Long Term Council Community Plan (LTCCP) process to support initiatives to avoid, remedy or mitigate adverse effects of hazardous substances, where public involvement is appropriate.
- (i) Land Information Memoranda (LIM) under the Local Government Official Information and Meetings Act 1987 to inform landowners of property contamination.
- (j) Coordinate with other agencies with responsibilities in managing hazardous substances.
- (k) Use of other powers as appropriate under other legislation, including the Hazardous Substances and New Organisms Act 1996, the Health and Safety in Employment Act 1992, the Transport Act 1992, the Building Act 1991, the Civil Defence Act 1983 and the Local Government Act 2002.

15.3.8 Principal Reasons for Adoption

The management of the use of land involving hazardous substances, generally called a hazardous facility, is a primary role of territorial authorities under the Resource Management Act. This role complements the substance-specific requirements of the HSNO Act.

The most effective means of managing the risks from hazardous substances is through a combination of regulatory and non-regulatory methods that complement, but do not supplant, the controls and responsibilities of other agencies under other legislation.

A threshold of risk system of control is the most appropriate way to identify potential sources of hazard from a wide range of possible uses, in conjunction with some key performance standards for the use of hazardous substances.

Known contaminated land is identified in the Plan, and potentially contaminated sites are identified using the HAIL approach, with corresponding rules. The known contaminated sites provide a high level of certainty about the location and management of these sites. For potentially contaminated sites, assessment through the resource consent process would ensure the risks of any potential contamination are effectively remediated.

Resource consents are required where those thresholds are exceeded and/or where the performance standards are not met so that the potential adverse effects can be assessed on a case-by-case basis, and special conditions imposed where circumstances require to ensure adverse effects are avoided, remedied or mitigated.

15.4 Anticipated Environmental Outcomes

- (a) The risks to people, property and the environment arising from hazardous facilities are managed at acceptable levels.
- (b) Where occurrences of accidents and spillages involving hazardous substances cannot be satisfactorily avoided, the scale of their adverse environmental effects can be remedied or

mitigated through appropriate site design, management and operational practices of hazardous facilities.

- (c) The number of known contaminated land is is reduced, and/or the extent of their contamination is reduced to levels where they may satisfactorily be used without significant adverse effects on people or the environment.

16 NETWORK UTILITIES AND ENERGY

16.1 Introduction

The Wairarapa relies on a network of utilities, including energy distribution, radio-communications, telecommunications, meteorological facilities and water and wastewater reticulation. A network utility operator, as defined by the Act, or other operators may provide these utilities.

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

While network utilities generally have little long-term impact on the environment, some utilities have the potential to have significant adverse effects on the environment. These effects may result from activities involved in establishing the facility, be generated by the facility itself, or be associated with the maintenance and operation of the facility.

Potential adverse effects can include:

- The visual impacts of structures, particularly large/tall utilitarian facilities (for example, masts on ridgelines);
- Risks to public health and safety (for example, the effects of exposure to levels of radio frequency fields exceeding those contained in the relevant accepted national standard); and
- Noise and odour (for example, that emanating from reticulated sewage pumping stations).

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

Energy is also critical to the functioning of the Wairarapa. Increasing demand for energy at a local level has an impact on the limited resources available to provide energy – while non-renewable resources such as gas and coal will eventually be depleted, renewable resources including hydro, solar, wind power, and biomass sources may also bring about adverse effects on the environment, such as visual impacts and the impact of new dams on river systems.

A more efficient use of energy will reduce the need to expand energy generation, thereby limiting the adverse effects on the environment created by the generation and distribution of energy. Sections 7 (ba) and (j) require Council to have regard to the efficiency and the end use of energy, and the benefits to be derived from the use and development of renewable energy. Therefore, energy conservation, efficiency in energy use, and an increase in the use of energy from renewable sources are to be encouraged. The Wairarapa is suited to increased energy generation from renewable solar and wind resources, due to its climate patterns, and this may see installation of generating facilities.

Increased demand also increases the need for more distribution systems, which may bring about adverse effects on the environment. The effects from

energy generation and distribution facilities can generally be effectively addressed through a variety of methods. However, some level of adverse effects may need to be accepted in accordance with the necessity for energy, and as New Zealand moves towards a more sustainable energy future.

16.2 Significant Resource Management Issues

1. The development of new network utilities and energy generation facilities can create adverse effects on the environment – in particular, the scale and utilitarian nature of many facilities may cause adverse landscape and visual effects.
2. The operation of network utilities may also create adverse effects.
3. The Wairarapa depends upon the efficient network of utilities and energy generation to support its economic and social wellbeing, and thus some level of adverse environmental effects may have to be accepted, particularly as the Wairarapa moves towards a more sustainable energy future.
4. New subdivision, use and development could adversely affect the safe and efficient functioning of the existing network utility infrastructure.
5. While reducing the growth in the demand for energy would limit the need for further expansion of energy generation and distribution networks, there is some capacity for bringing about such changes at a local authority level.
6. Renewable energy resources can have environmental benefits compared to utilising non-renewable energy resources.

16.3 Objectives, Policies and Methods

16.3.1 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.

16.3.2 NUE1 Policies

*Implemented through Method
16.3.7(a), 16.3.7(b), 16.3.7(d)
and 16.3.7(e)*

- (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.

*Implemented through Method
16.3.7(a)*

- (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.

*Implemented through Method
16.3.7(a), 16.3.7(d) and
16.3.7(e)*

- (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.	<i>Implemented through Method 16.3.7(a), 16.3.7(d) and 16.3.7(e)</i>
(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.	<i>Implemented through Method 16.3.7(a), 16.3.7(d) and 16.3.7(e)</i>
(f) Encourage network utility operators to avoid, remedy or mitigate adverse environmental effects by co-siting or sharing facilities where technically and economically practicable.	<i>Implemented through Method 16.3.7(a), 16.3.7(d) and 16.3.7(e)</i>
(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.	<i>Implemented through Method 16.3.7(a), 16.3.7(d) and 16.3.7(e)</i>

16.3.3 Explanation

Network utilities are a significant physical resource as they contribute to the social wellbeing and economic vitality of the Wairarapa. It is therefore imperative to provide for their establishment, upgrading, operation and maintenance, and to protect them from the adverse effects of new development or activities, such as locating buildings close to power transmission lines.

Some network utilities have operational requirements that may limit either the locations where they can establish or the scale and form of the facility. These requirements need to be considered along with the contribution that network utilities make to the functioning and wellbeing of the community, both in setting appropriate controls and in making decisions on resource consents.

Maintaining the valued environmental characteristics of the Wairarapa is a fundamental premise of the Plan. Network utilities can significantly affect the landscape and local amenity values and therefore should be located and managed in a manner that avoids, remedies or mitigates their impact on the character of the Wairarapa, its outstanding landscapes and important natural or heritage values. Such controls need to reflect the relative characteristics and amenity values of the different environmental zones in the development standards.

Co-siting, sharing facilities and undergrounding are methods that minimise the visual effects of network utilities, and should, wherever practicable, be encouraged. Generally, locating network utilities within the road corridor is a form of co-sharing, for which the Plan should provide.

16.3.4 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.

16.3.5 NUE2 Policies

(a) Encourage energy efficiency through conservation and efficient energy use.	<i>Implemented through Method 16.3.7(g)</i>

*Implemented through Method
16.3.7(a), 16.3.7(d) and
16.3.7(e)*

(b) Provide for renewable energy generation, while avoiding, remedying or mitigating the adverse effects, particularly of large scale and/or prominent facilities.

*Implemented through Method
16.3.7(f)*

(c) To recognise and promote the use of environmental management codes of practice and best practice methods in energy generation, distribution and use.

*Implemented through Method
16.3.7(a), 16.3.7(d) and
16.3.7(e)*

(d) To recognise the operational requirements of energy generation and distribution and its benefits to the wellbeing of the Wairarapa in setting and implementing appropriate environmental standards and assessing resource consent applications to avoid, remedy or mitigate the adverse effects on the environment.

16.3.6 Explanation

Energy can be used efficiently in a number of ways. As well as voluntary efforts to reduce day-to-day use, there are, at the domestic scale, various aspects of residential design that can reduce the need for energy. For instance, well-insulated buildings oriented towards the sun require less heating. The Councils will encourage innovative, energy-efficient design of subdivisions and buildings by sharing information and providing guidance on good design. Matters such as buildings standards for energy efficiency are addressed under other statutory frameworks.

The use of solar water heating and solar panels on dwellings can also greatly contribute towards increasing the use of renewable energy. Again, these renewable energy initiatives would work best through advocacy and encouragement, rather than regulation under the RMA.

Wind energy is the most likely form of renewable energy to be produced in the Wairarapa, as already demonstrated at the Hau Nui wind farm. There is an excellent wind resource in the Wairarapa, as well as land capacity to cater for future wind energy facilities. Development of wind energy facilities involves large-scale structures located on elevated land. Consequently, they may have significant environmental effects, particularly on landscape and amenity values. Proposals for wind energy facilities therefore require an assessment of effects through the resource consent process.

The operational requirements of energy generation and distribution should be taken into account when development and performance standards are established, to recognise that the usual thresholds may not be appropriate for such facilities.

There are various codes of practice and good environmental management techniques that will be promoted in the design, location and operation of energy generation and distribution systems, as well as in energy use, such as the energy efficiency through good building design, using inbuilt passive heating and cooling systems.

16.3.7 Methods to Implement Network Utility & Energy Policies

- (a) Development and performance standards for network utility and energy distribution activities, recognising the relevant technical and operational requirements.
- (b) Restrict new buildings and subdivision in proximity to high voltage transmission lines.

- (c) Provide for opportunities in domestic self-sufficiency in energy generation, energy efficiency, and other services.
- (d) Assessment of environmental effects through the resource consent process for activities not complying with Plan standards.
- (e) Conditions on resource consent to avoid remedy or mitigate the adverse effects.
- (f) Promote the use of relevant codes of practice.
- (g) Advocate and encourage the use of energy efficient design for buildings and subdivision.
- (h) Coordinate with the functions and requirements of other legislation, such as the Telecommunications Act 2001, the Electricity Act 1992 and the Gas Act 1992.

16.3.8 Principal Reasons for Adoption

Network utilities and energy generation provide essential community services, and their ongoing maintenance and operation is vital to efficient functioning and wellbeing of the Wairarapa. However, these facilities can have significant effects on the environment. The methods are intended to enable the efficient operation of utilities while avoiding, remedying or mitigating their adverse effects. A range of regulatory methods will be used, such as making undergrounding of pipes and cables as a permitted activity. Non-regulatory methods, such as promoting the co-siting of utility facilities, will also be used.

To ensure the provision and operation of network utility services, development and performance standards have been established for new facilities, within appropriate height and scale limits. However, large utility and energy generation facilities can create a broad range of potential adverse effects, and thus it may be more appropriate that substantial new facilities are assessed through either the resource consent or designation procedures.

The safe and efficient operation of energy distribution facilities can be adversely affected by the inappropriate siting of new buildings and subdivision. Regulatory methods will be used for new buildings and subdivision in proximity to high voltage transmission lines.

Provision for self-sufficiency in energy generation and other services should be made; at the least, the development standards should not limit opportunities where such facilities have no more than minor adverse effects.

Advocacy is the main method of implementing sustainable energy policies because it educates and empowers individuals and businesses to implement the initiatives themselves, to fit their circumstances. This advocacy will be supported by national initiatives such as those undertaken by Energy Efficiency and Conservation Authority.

16.4 Anticipated Environmental Outcomes

- (a) The continued development and provision of essential network utility services, which avoids, remedies or mitigates adverse effects on the environment.
- (b) Greater domestic self-sufficiency in energy use and efficiency and other services.

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- (c) Network utilities located underground in urban areas, and/or co-sharing road corridors or other locations.
 - (d) Network utilities and energy generation facilities are located where they have the least adverse effect on identified the landscape and character of the Wairarapa, particularly its outstanding landscapes and natural features.
 - (e) Efficient use and development of Wairarapa's renewable energy resources, contributing towards an increased proportion of New Zealand's energy consumption being derived from renewable sources.
 - (f) New buildings and subdivision located away from high voltage transmission lines.

17 TRANSPORTATION

17.1 Introduction

An efficient and effective transportation network is critical to the functioning and growth of the Wairarapa, to convey people, goods and services in a safe and effective manner. The road and rail network, together with Hood Aerodrome, comprise the Wairarapa's main transport infrastructure.

The transport infrastructure is a strategic physical resource and requires protection from activities that may adversely affect its efficient and safe operation. For example, a new land use with access from a narrow local road could generate more traffic than the road is designed to cater for, therefore adversely affecting the safe and efficient operation of that road. As importantly, in town centres the use of roads for parking can result in congestion and safety issues, as well as a degraded quality of environment.

Alternatively, the transportation network is critical to ensuring the Wairarapa grows and develops, and therefore its capacity may need to be more fully utilised or enhanced so that the social and economic wellbeing of the community prospers. The transportation network should therefore continue to be developed to support the strategic and sustainable growth of the Wairarapa.

In terms of the Wairarapa's roading network, there are four hierarchy classifications:

- *Strategic Arterial*: State Highways and major bypass routes, the backbone of the network, linking the Wairarapa with the rest of the country;
- *District Arterial*: Key district roads of considerable importance to the local economy, linking communities within the Wairarapa;
- *Collector*: Local roads or routes within or between population centres and activity areas, that collect traffic from local roads and feed through to arterial routes;
- *Local*: Predominantly providing access to properties.

The function of a road within the hierarchy and the impact of new activities on its operation are vital considerations. New activities, for instance, often require new entrances to the road network and this need to be carefully located and designed to avoid adverse effects on the safety and efficiency of that road. Where development is an important part to the growth and development of the Wairarapa, then a broader approach than a property-by-property basis may be required to addressing potential deficiencies in the roading network, particularly intersections.

The rail corridor is also a key part of the Wairarapa's transportation network, and therefore its efficient and safe operation must also be protected from potential adverse effects of activities.

Hood Aerodrome is a strategic component of the Wairarapa aviation industry, and it is important that nearby land uses do not inhibit its functionality and its future development by undue sensitivity to the effects of air traffic, such as noise.

The transport infrastructure is also highly influential in the pattern and character of urban growth, as it often forms the framework for urban

development. Thus transportation network and urban growth need to be managed in an integrated way.

New or upgraded transportation infrastructure may also have adverse effects on the environment. For example, new roads can bring about such adverse effects as traffic noise, exhaust emissions, contamination of stormwater runoff from roads, and degradation of amenity values.

17.2 Significant Resource Management Issues

1. The safe and efficient operation of the Wairarapa's road and rail network can be adversely affected by land uses and development, such as through additional traffic volumes on busy roads, unsafe access and intersection arrangements, and over use of roads for parking.
2. The sustainable growth and development of the Wairarapa depends on the capacity and efficiency of the transportation network to meet current and future demands.
3. The benefits of maintaining an efficient transport network need to be balanced with the adverse effects on the environment that can result from the use and development of the network.
4. The safe and efficient functioning of the Hood Aerodrome and its future development could potentially be jeopardised by development in close proximity.

17.3 Objectives, Policies and Methods

17.3.1 Objective TT1 – Managing the Road Network

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.

17.3.2 TT1 Policies

*Implemented through Method
17.3.10(a)*

- (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.

*Implemented through Method
17.3.10(b)*

- (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.

*Implemented through Method
17.3.10(b), 17.3.10(d),
17.3.10(e) and 17.3.10(h)*

- (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.

*Implemented through Method
17.3.10(h)*

- (d) Promote knowledge and understanding of good roading and access design.

*Implemented through Method
17.3.10(g) and 17.3.10(i)*

- (e) Support and encourage the safe provision of non-vehicular forms of transport within the road network, including cycling and walking.

(f)	Ensure a coordinated approach to addressing capacity and safety issues within the road network, working with Transit New Zealand in relation to State Highways.	<i>Implemented through Method 17.3.10(g)</i>
(g)	Protect natural, amenity and landscape values from the effects of new, reconstructed and upgraded transport infrastructure.	<i>Implemented through Method 17.3.10(b), 17.3.10(d) and 17.3.10(e)</i>

17.3.3 Explanation

The road network is a critical part of the Wairarapa's infrastructure. The use of a road hierarchy is an established and effective means of recognising the different role of roads within the network, and to manage the associated land use in a way that will protect the functioning of each road in accordance with its role within the hierarchy.

The use of land can create a number of adverse effects on the safety and efficiency of roads – for example, through excessive use of streets for parking, or through poorly sited access points. Most of the effects can be avoided or mitigated through compliance with standards imposed through the District Plan, such as through parking requirements and access standards.

The promotion of good design in the provision of vehicle facilities will facilitate good planning without unnecessary reliance on regulatory controls.

It is imperative that pedestrians, cyclists, and mobility scooters are able to use the roading network in a safe manner, whether it is within the road reserve it self or through the provision of separate facilities, such as clearly delineated cycleways and footpaths. An integrated approach for all modes will therefore be taken in the design and management of the Wairarapa's roading network.

Finally the role of the road network is to service the needs and promote the wellbeing of the Wairarapa, including its ongoing economic and social development. Where there are constraints and safety issues arising from further development and growth, a coordinated approach will be needed to undertake the necessary actions to address such matters. This will include working with Transit New Zealand in regard to State Highways.

The construction of new, reconstructed and upgraded roads and rail corridors could potentially degrade the natural, landscape and amenity values of the local environment, such as increased noise generated by traffic. The design and alignments of new or upgraded transport infrastructure shall be assessed in terms of whether there are measures that can be taken to avoid, remedy or mitigate any adverse effects.

17.3.4 Objective TT2 – Managing the Rail Corridor

To ensure development and activities in and around the rail corridor, as well as the operation of the railway itself, are managed to be mutually compatible.

17.3.5 TT2 Policies

(a)	Protect the existing rail corridor from the adverse effects created by adjoining land use activities, particularly the subdivision and development of land.	<i>Implemented through Method 17.3.10(b), 17.3.10(d) and 17.3.10(e)</i>
(b)	Manage the adverse effects of the use of the rail corridor on adjoining activities.	<i>Implemented through Method 17.3.10(b), 17.3.10(d) and 17.3.10(e)</i>

*Implemented through Method
17.3.10(b), 17.3.10(d),
17.3.10(e) and 17.3.10(j)*

(c) Provide for the development and continued operation of the rail network.

*Implemented through Method
17.3.10(b), 17.3.10(d) and
17.3.10(e)*

(d) 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 railway network.

17.3.6 Explanation

The rail corridor is an important physical resource providing for both commercial passenger and freight transportation. Its continued operation is essential to the Wairarapa. The railway is a busy facility with continued growth in passenger numbers, and it is envisaged that the frequency of the service may increase over time. Currently, it is unlikely there will be any extensions to the rail network beyond its current holdings. There is ample land available surrounding the railway network if required for a range of facilities, including park and ride.

Some development in close proximity to the railway, may adversely affect the railway's safe and efficient functioning. Due to its historic location, landowners need to accept a certain level of effects emanating from the railway. Measures to mitigate adverse effects, such as insulation of buildings from rail corridor noise by using barriers and acoustical treatment of buildings are also encouraged for residential unit in the vicinity of the rail corridor.

As the rail corridor is designated for railway purposes, the most effective means is to work with the owner (ONTRACK) and user (Toll) of the rail corridor to address any adverse effects arising from its use.

17.3.7 Objective TT3 – Managing Air Transport Facilities

To maintain the efficient functioning and future development potential of air transport facilities, including Hood Aerodrome, without unnecessary adverse effects on amenity values.

17.3.8 TT3 Policies

*Implemented through Method
17.3.10(b), 17.3.10(c),
17.3.10(d) and 17.3.10(e)*

(a) Protect the operation of Hood Aerodrome and other key air transport facilities from the potential adverse effects created by the proximity of nearby sensitive land use activities.

*Implemented through Method
17.3.10(b), 17.3.10(c),
17.3.10(d) and 17.3.10(e)*

(b) Manage the adverse effects caused by the operation of Hood Aerodrome and other key air transport facilities on adjoining activities.

*Implemented through Method
17.3.10(b), 17.3.10(c),
17.3.10(d) and 17.3.10(e)*

(c) Provide for the continued functioning and future development of Hood Aerodrome and other key air transport facilities.

17.3.9 Explanation

Air transport is an increasingly important component of the Wairarapa's transportation network. In particular, Hood Aerodrome is an important strategic resource for the Wairarapa, providing for freight traffic, passenger transport, recreational and training activities, public events, primary production services and other ancillary activities.

Problems can occur when new development of a type likely to be sensitive to aircraft noise (particularly residential use) occurs within close proximity to one of the Aerodrome's runways and associated flight paths (a phenomenon called 'reverse sensitivity'). Over time, complaints can create problems for the continued effective and efficient operation of the airport. For this reason, it is important to limit potential future problems preventing the intensification of residential activities within close proximity of the Aerodrome. The Aerodrome constitutes a substantial capital investment that cannot be readily relocated, so some limitations on neighbouring properties are necessary.

The noise emissions from the Aerodrome need special management in recognition of the essential service that the facility provides to the Wairarapa, as the general noise standards are not appropriate. For this reason, a reasonable operational framework needs to be in place, to allow for the continued use and future development of the Aerodrome, having regard to the ongoing ability of landowners to use their property and the need to provide a reasonable level of protection for the community. The ongoing use and development of the Aerodrome is also managed under the provisions of the Hood Aerodrome Management Plan, and within the Aerodrome's designated purpose.

Mitigation measures are encouraged for residential units in the vicinity of the site, such as acoustical treatment, although this will be at the owner's discretion, and is not a mandatory requirement, unless as part of a condition of a subdivision or land use consent.

In addition to Hood Aerodrome, there are small air transport facilities located elsewhere within the Wairarapa. Where such activities are important contributors to the social and economic wellbeing of the community, it may also be appropriate to provide a specific management framework, albeit at a smaller scale. In such circumstances, the framework should ensure that the operational effects of the activity are contained insofar as practicable to the site in question. However, some limitations may be required offsite to maintain the ongoing viability of the operation.

17.3.10 Methods to Implement the Transportation Policies

- (a) Identification of a road hierarchy to assist in assessing the potential effects of an activity on the functioning of the network.
- (b) Development and performance standards for permitted activities, including minimum standards for vehicle access, loading, parking and manoeuvring.
- (c) Specific environmental management frameworks for significant air transport facilities.
- (d) Assessment of environmental effects through the resource consent process for activities that do not comply with standards.
- (e) Conditions on resource consent to avoid, remedy or mitigate the effects of activities on the transportation network.
- (f) Financial contributions for roads and other necessary works to address the effects of land use on the transportation network.
- (g) Coordination with Transit New Zealand, ONTRACK and other key agencies with responsibilities for the transportation network to identify and address issues.

- (h) Compliance with New Zealand Standard 4404: 2004 *Land Development and Subdivision Engineering* to ensure a suitable standard of infrastructure.
- (i) The identification and funding of priorities and projects through the Long Term Council Community Plan (LTCCP) for works and services and to resource initiatives.
- (j) The use of other legislation statutory functions and powers as appropriate: for example, bylaws.
- (k) Coordination and input into the Regional Land Transport Strategy.

17.3.11 Principal Reasons for Adoption

The road network is essential in providing for the physical and economic wellbeing of the community, enabling the safe and efficient movement of people, goods and services through and within the Wairarapa.

Identifying a road hierarchy enables effects generated by activities to be managed according to the type, nature and function of the road. Understanding the role a road plays within the hierarchy enables the effects of new activities to be evaluated in the context of the road's function and operation.

Development and performance standards for vehicle use, such as siting and sightline requirements for entrances onto roads, seek to avoid potential conflicts with road users, thereby maintaining the safety and efficiency of the road network.

Other important transportation networks, including the rail corridor and Hood Aerodrome, are also important to the functioning of the Wairarapa. The provisions have been adopted to ensure their ongoing operations are not unduly restricted through problems arising from land uses located in close proximity.

A range of other non-regulatory methods will also be needed to achieve the transportation policies. In particular, coordination with key transportation agencies will be essential to ensure issues are promptly identified and resolved effectively.

17.4 Anticipated Environmental Outcomes

- (a) A transportation network that provides for the movement of goods and people in a safe and efficient manner, and is developed in a sustainable and integrated manner to meet the needs of the Wairarapa.
- (b) The potential adverse effects of land use and development on the transportation network are avoided, remedied or mitigated.
- (c) The adverse effects associated with transport activities are avoided, remedied or mitigated.

18 SUBDIVISION, LAND DEVELOPMENT & URBAN GROWTH

18.1 Introduction

Subdivision is the precursor and necessary part of the land development process. This process normally involves intensifying or redeveloping activities, forming new lots with their own property rights, with servicing and access requirements.

Subdivision often establishes the future pattern of land use in an area, with individual and cumulative effects on the environment, such as changes in character, increased traffic movements on local roads, and potentially increased risks from natural hazards. The size and pattern of lots are therefore a critical influence on the overall landscape, character and amenity values of the environment, and in the long-term sustainable management of the Wairarapa's environment. Providing for innovation and flexibility in subdivision design enables good, site-responsive design principles to be used to create an attractive environment, minimising the adverse effects on the environment. Subdivision in or near an area which has indigenous flora and fauna values can adversely impact on these values if not designed and constructed carefully.

Often the restraining factor for land development is the availability of infrastructure or the ability to provide new infrastructure and essential services, such as stormwater disposal, water supply, wastewater systems, roads and reserves. These services need to be provided at a suitable level to avoid adverse effects on the environment (such as from the discharge from septic tanks) and to protect community investment in infrastructural assets.

When new activities and development connect to existing systems, demand increases, gradually reducing the systems' surplus capacity, until the maximum capacity is reached, at which time upgrades or extension of infrastructure is needed. While this process generally applies in urban areas, it also occurs in rural area, such as the demand on roads that may not have the capacity to accommodate increased traffic.

The subdivision and land development process therefore needs to ensure that the effects on infrastructure are addressed through contributions towards the costs of upgrading, connecting and providing new infrastructure. Such contributions may be sought as financial contributions under the RMA through the resource consent process or as development contributions under the Local Government Act.

The primary purpose of financial contributions is to ensure development adequately pays for the cost of the additional demand placed on community assets, including:

1. **Reserves Contributions** – Contributions towards meeting the additional demand placed on a district's reserve assets, such as sports fields, parks and open space, and biodiversity.
2. **Infrastructure Contributions** – Contributions towards meeting the additional demand placed on network infrastructure such as roading, water supply, stormwater disposal, and sewage disposal networks.

Financial contributions may also be sought to avoid, remedy or mitigate other potential effects of development, such as visual impacts through requirements for landscape treatment and planting or the protection of trees and remnant indigenous forest.

Esplanade reserves and esplanade strips are a form of contribution to avoid, remedy or mitigate adverse effects created when land is developed adjacent to waterbodies or the sea. It is obligatory to set land aside for esplanade reserves/ strips under the Act. Esplanade reserves/strips have a wide range of purposes, including natural hazards mitigation, public access, protecting natural habitats, values and character, and water quality management. Esplanade reserves are usually created along the margins of significant waterbodies, such as the coast, lakes and principal rivers, while esplanade strips are most effective in circumstances where private ownership is to be retained (for example, to ensure ongoing farming operations).

Given subdivision alters the land use framework, the management of the subdivision process is critical to the effective long-term environmental management of the Wairarapa. It provides an effective way to influence how the effects of land use can be avoided or mitigated, particularly through standards for development and through conditions of resource consent.

Managing subdivision and land development is also a key factor in the sustainable management of the Wairarapa's urban environment, both in terms of changes to the existing urban fabric – such as by residential infill – and changes to the spatial extent of towns. The permanency of such changes makes it imperative to carefully consider the likely effects of development, including the cumulative effects. While it is important for opportunities for growth to be provided throughout the Wairarapa, the potential interaction with other areas within the Wairarapa need to be fully addressed.

Another issue concerning subdivision and land development is the reverse sensitivity phenomenon, by which a new land use establishes near existing activities. The existing activity may create an adverse effect on the new activity's amenity values. In the rural parts of the Wairarapa, this usually occurs when residential land uses are developed near activities that create effects such as noise, dust, and odour. Such changes therefore can cause constraints on the ongoing operation of rural production and service activities. The need to provide such lifestyle opportunities in a manner that protects the rural character while maintaining and enabling primary production to operate without unreasonable restriction is a key challenge in the management of the rural environment.

Use and development of contaminated land must be carefully managed and controlled to ensure that potential adverse effects on users of that land from contaminants are avoided or remedied (for the Objective, Policies and Methods relating to contaminated land refer to 'Chapter 15 Hazardous Substances').

18.2 Significant Resource Management Issues

1. New subdivision and development increases demand on essential infrastructure, such as reserves, water supply, wastewater disposal and roads, resulting in the need to upgrade and extend infrastructure – identifying, planning and recovering such costs over the long-term is important to sustainable management.

2. Subdivision and development can adversely affect the landscape, character amenity and natural values of the environment, if the scale, intensity and design of such development are not addressed. Infrastructure servicing subdivision and development can have positive and adverse effects on the environment.
3. Subdivision and development can result in increasing amenity conflicts between new and established land uses.
4. Subdivision and land development can result in activities that impinge on the ability of rural activities to utilise the natural resources of the Wairarapa.
5. Subdivision and development can adversely affect historic heritage places and sites, including archaeological sites and sites of significance to iwi.

18.3 Objectives, Policies and Methods

18.3.1 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.

18.3.2 SLD1 Policies

(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 located, while recognising that such change may alter the character and qualities.	<i>Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)</i>
(b) Provide subdivision where it is compatible with the physical characteristics of the site, provided any adverse environmental effects are avoided, remedied or mitigated.	<i>Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)</i>
(c) Provide flexible subdivision in the Commercial and Industrial Zones to promote the efficient use of these resources and their infrastructural capacity.	<i>Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)</i>
(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.	<i>Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)</i>
(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.	<i>Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)</i>
(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	<i>Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)</i>

*Implemented through Method
18.3.16(a), 18.3.16(b),
18.3.16(e) and 18.3.16(f)*

- operational requirements of key infrastructural and land use assets, water supply catchments, and the growth of urban areas.
- (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 compromised by intensive and ad hoc urban development and/or through the cumulative effects of rural-residential development;
 - vii. Ensure the sewage effluent from all lots can be effectively disposed without any potential adverse effects on the environment.
 - viii. Ensure a potable water supply is available on each allotment.

*Implemented through Method
18.3.16(a), 18.3.16(b),
18.3.16(e) and 18.3.16(f)*

- (h) Allotments below the minimum standards in the Rural Zone will not be allowed unless there are exceptional or unique circumstances, particularly if one or more of the following matters applies:
- 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;
 - ii. The allotment sizes and/or pattern of the subdivision would not maintain the open rural character, particularly from public roads and vantage points;
 - iii. Allotments are unable to accommodate the likely use in accordance with the other requirements of the Plan;
 - iv. The subdivision would require an extension or upgrading of any service or road that is not in the economic interest of the District;
 - v. The subdivision would compromise the safe and efficient use of the road network;

- 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;
 - vii. The proposal is unlikely to be able to satisfactorily and reliably dispose of effluent;
 - 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;
 - ix. The proposal is unable to provide a potable supply of water.
- (i) In the RuralCoastal Environment Management Area, allotments, particularly where new buildings and structures are likely to be constructed, shall:
- i. Avoid or mitigate any adverse effects on landscape, natural and amenity values from any buildings, structures and accessways;
 - ii. Not degrade the natural character of the coastal environment through an inappropriate density, scale and location;
 - iii. Avoid the formation of new settlements in the coastal environment;
 - iv. Avoid unduly compromising coastal views and public access to the margins of the coast and rivers; and
 - v. Not significantly exacerbate the risks from coastal erosion and inundation and/or other natural hazards.
- (j) 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.
- (k) 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.
- (l) Manage the intensity of development along strategic arterial roads to reduce the cumulative adverse effects on the safe and efficient functioning of such links.
- (m) 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.

*Implemented through Method
18.3.16(b), 18.3.16(e) and
18.3.16(f)*

*Implemented through Method
18.3.16(a), 18.3.16(b),
18.3.16(e) and 18.3.16(f)*

*Implemented through Method
18.3.16(l)*

*Implemented through Method
18.3.16(a), 18.3.16(b),
18.3.16(e) and 18.3.16(f)*

18.3.3 Explanation

It is important to assess the proposed land use and the long-term growth implications resulting from subdivision and land development to ensure the potential adverse effects are avoided, remedied or mitigated. There is a wide range of potential effects that may arise from subdivision, many of which can only be addressed on a case-specific basis. Such effects need to be

considered and managed in the context of the specific character and qualities of the location. While subdivision and development will often bring about change to an area, the change should be generally consistent with the environmental outcomes sought for the particular zone.

Through the subdivision consent process, the many aspects of land development that are consequential on subdivision can be effectively managed (for example, the formation of access points, servicing and infrastructure connections).

New allotments should be able to accommodate a complying land use so that future use and development is able to comply with the environmental standards of the Plan, and thereby give effect to its objectives and policies.

The physical characteristics of the land being subdivided should be generally suitable for the consequent use. For example, land being subdivided for residential purposes should be readily able to be developed and used for that purpose, without potential adverse effects on adjoining land uses or public infrastructure.

Subdivision along the Wairarapa's State Highways and other strategic arterial roads (such as the Masterton Heavy Vehicle Bypass) needs to be carefully controlled to ensure that the consequent development does not adversely affect the safe and efficient use of the road network, not only in term of site-specific matters, such as the safety of proposed access points and the effects of traffic generation, but also the cumulative effects of development along the road.

The intensity of development arising from subdivision can have a direct effect on the character and qualities of each environmental zone. Managing the potential intensity of development is therefore a critical way of promoting the sustainable management of land use. In the Commercial and Industrial Zones, the size of the lot is not a critical environmental factor, and the efficient use of land is promoted by providing a wide range of development opportunities provided servicing, traffic and other effects are addressed by complying with these performance standards.

In the Residential and Rural Zones, controls over the size and dimensions of proposed new allotments are an effective way of addressing the consequent effects on character and amenity values where relatively small-sized lots could compromise and degrade the character and amenity values of the respective zone. Additionally, in the Rural Zone, minimum area standards are also an effective way of managing the potential adverse effects on rural productive activities and the natural environment.

The approach to managing subdivision, however, should give landowners a level of certainty while also allowing for a level of flexibility to respond to the market and create innovative and well designed subdivisions and development that promote the sustainable management of the rural and residential zones.

In the Rural (Primary Production) and Rural (Special) Zones, minimum lot area standards are considered a "bottom line" limit to subdivision in these areas. Consent will only be granted below the minimum standards under exceptional circumstances, if it is clearly demonstrated that the proposal will not adversely affect the qualities and character of the Wairarapa's rural environment, as well as the consistent administration of the District Plan.

In the Rural (Special) Zone, the standards provide for less intensive subdivision than in the Rural (Primary Production) Zone, recognising the special attributes and constraints of this zone, including:

- Significant risks from natural hazards, particularly flooding;
- The operational requirements of significant land use assets, such as Hood Aerodrome, Waingawa Industrial Estate, public wastewater treatment and landfill facilities, water supply catchments, and intensive horticultural activities;
- Potential cumulative effects of effluent disposal in areas of high ground water levels;
- Urban growth management, particularly where ad hoc development may lead to pressures on roading and servicing; and
- Areas of unique and special rural character that would be degraded by the cumulative effects of intensive development.

These factors are cumulative in that, generally, the land included within the Rural (Special) Zone has more than one of these characteristics.

In the Rural (Primary Production) Zone, provision is made for rural-residential development to afford opportunities for people to live in the rural environment, without necessarily having their livelihood depend primarily from production off the land. This policy recognises that, outside those areas within the Rural (Special) Zone or immediately accessed from the strategic arterial roads, there are significant opportunities for rural-residential development to occur in a manner that would not significantly degrade the general rural character and productivity of the Wairarapa. However, such development would still need to comply with some key minimum standards that seek to reduce reverse sensitivity issues and protect rural character, amenity values, wastewater disposal, the road network, and the ability of rural production activities to operate and develop effectively.

Provision is also made for innovative small lot rural subdivision through a comprehensive development process that seeks to promote good design and layout, subject to compliance with the key minimum standards.

Non-complying subdivision should be allowed only under exceptional circumstances provided that the development is generally consistent with the environmental outcomes for the Rural (Primary Production) Zone.

In the Residential Zone, there may be a need to provide for higher density residential development in some cases: for example, to provide for residential accommodation for the elderly. If appropriately designed and serviced, such higher density residential developments can be compatible with the character and amenity of the existing residential areas.

Subdivision in the coastal environment has the potential to adversely affect the landscape values and natural character qualities of this important area. All proposals will be assessed through the consent process to determine whether the comparatively undeveloped nature of the coastal environment can be adequately protected.

Provision for the substandard subdivision of land containing recognised significant heritage values (historic, cultural or natural) should be made if it results in the permanent protection of such assets. The development and

management of network utilities may also be more efficiently undertaken through small-scale subdivision (for example, minor substations).

18.3.4 Objective SLD2 – Effects of Servicing Requirements

To ensure that subdivision and land development is appropriately serviced to provide for the likely or anticipated use of the land.

18.3.5 SLD2 Policies

*Implemented through Method
18.3.16(g) and 18.3.16(l)*

- (a) Ensure adequate infrastructure is provided by the subdivider/developer to allow new activities and development to connect to wastewater and water reticulation where adequate capacity exists to meet the needs of the development.

*Implemented through Method
18.3.16(g) and 18.3.16(l)*

- (b) Ensure that urban areas have adequate capacity in wastewater disposal and water supply to service future urban development demands, particularly in the South Wairarapa where the spare capacity is only available to service land zoned residential, commercial and industrial and not land zoned rural.

*Implemented through Method
18.3.16(g) and 18.3.16(l)*

- (c) Avoid, remedy or mitigate any adverse effects resulting from stormwater discharges.

*Implemented through Method
18.3.16(g) and 18.3.16(l)*

- (d) Ensure that owners of unserviced lots are responsible for providing a potable water supply and for the disposal of sewage and stormwater in a manner that avoids, remedies or mitigates any adverse effects.

*Implemented through Method
18.3.16(l)*

- (e) Promote infrastructure and servicing design solutions for development that avoids, remedies or mitigates significant adverse environmental effects on natural and physical resources, ecosystems, and amenity values (for example water bodies).

18.3.6 Explanation

New activities and development, whether or not as a consequence of subdivision, intensify demand on existing public infrastructure including the roads, reserves, stormwater disposal, water, and wastewater. Increased pressure on these services, if not considered prior to construction or resource consent, can potentially result in adverse effects on the environment. The control of the effects of development on public infrastructure is an important element to the efficient management of the community's assets.

Wastewater and water supply services are crucial for the ongoing health and safety of the community. New activities and development must have adequate access to these services, either through publicly or privately provided infrastructure. Where public services are located in proximity to a subdivided site and have sufficient capacity, all development should connect to the system to ensure efficiencies in the use of existing infrastructure. However, the capacity of urban wastewater disposal and water supply systems should be used to service development occurring within urban zoned areas, including future growth areas, where the availability of spare capacity is limited. In the South Wairarapa, spare capacity only exists to service land currently zoned for residential, commercial or industrial purposes; the capacity

of the infrastructure does not include provision to service development in the Rural Zones.

Where connection to an existing system is not possible, it is the developer's responsibility to ensure the activity or development can be adequately serviced such as through alternative water supply and on-site effluent treatment and disposal, where such services are self-sustainable, reliable and do not adversely affect the environment and other resource users (for example, in providing water supply).

Stormwater from new activities and development may cause drainage problems or flooding of the site itself and neighbouring properties if the disposal is inadequate. Where proposed development will not use existing public reticulation for stormwater disposal, owners must demonstrate that any adverse effects created are adequately mitigated. Stormwater disposal is a discharge to the environment so the requirements of the relevant Regional Plan could also apply. Developers will need to determine whether resource consent is required from Wellington Regional Council for the discharge, particularly discharges to surface water bodies, prior to proceeding.

Demand for water from reticulated water supply services is an effect of residential subdivision and development. Seasonally, such demand can place significant pressures on the urban water supply systems. Consideration needs to be given as to whether measures need to be taken to manage this demand at the time of subdivision and development, such as by requiring supplementary water collection, including rainwater collection tanks.

Development of infrastructure that services development can have both positive and adverse effects on natural and physical resources, ecosystems, and amenity values (e.g. water bodies). Infrastructure servicing and design solutions should promote sustainable management solutions and work with natural features in the environment such as water bodies, topography, indigenous biodiversity and ecosystems incorporating where possible such elements into the design of the subdivision or development.

18.3.7 Objective SLD3 – Sustainable Infrastructure Development

To maintain sustainable and efficient public infrastructure that meets the additional demand generated by development and subdivision, while avoiding, remedying or mitigating adverse effects on the environment.

18.3.8 SLD3 Policies

- (a) Require an equitable contribution from developers where new connections to the Councils' water supply or wastewater disposal services will contribute to a future need for upgrades or extensions to the services.
- (b) Require a contribution where an activity necessitates road upgrading to avoid, remedy, or mitigate adverse effects on the road or the wider environment.

*Implemented through Method
18.3.16(h)*

*Implemented through Method
18.3.16(h)*

18.3.9 Explanation

Existing community water and wastewater reticulation services are designed for a maximum (optimal) capacity. As new development connects into the

public reticulation, the extra demand cumulatively reduces the system's surplus capacity, and the developer should reasonably contribute to the cost of establishing that system.

When the system capacity is reached, the infrastructure will require upgrading or extension to maintain efficient service delivery. It is reasonable for new development connecting into these systems to proportionately contribute to the upgrading or extension costs rather than the general community paying the full cost. Thus, those benefiting from the development should equitably pay the cost of new infrastructure assets. When the developer directly funds new or upgraded infrastructure, it is also reasonable that such costs are taken into account when assessing the overall financial contribution.

The road network is an important component of the Wairarapa's infrastructure. Its carrying capacity and safety can be adversely affected by new activity. Therefore the effects of new subdivision and land development on the road network will be considered as part of the resource consent process, and the contributions necessary towards any road upgrade that may be required.

Unless otherwise determined, financial contributions are normally taken in the form of cash to allow the Councils to invest in the provision or upgrade of existing systems.

The Plan also recognises each Council can require development contributions through its Long Term Council Community Plan (LTCCP), to meet the reasonable costs of growth relating to its network infrastructure, reserves and community infrastructure. Prior to making a decision to require development contributions through its LTCCP, a Council will undertake public consultation via the LTCCP process seeking public input regarding the introduction of development contributions. If a Council determines to take development contributions through its LTCCP, to ensure developers are not required to contribute for the same assets twice, the LTCCP will have precedent over the District Plan contributions which will no longer apply.

18.3.10 Objective SLD4 – Managing Urban Growth

To provide for urban expansion adjoining existing urban areas where such growth does not adversely affect the safe and efficient use and development of land, roads and infrastructure.

18.3.11 SLD4 Policies

*Implemented through Method
18.3.16(c) and 18.3.16(d)*

(a) Identify the urban environments of the Wairarapa within which further urban development is appropriate, including areas of potential growth.

*Implemented through Method
18.3.16(c) and 18.3.16(d)*

(b) Manage subdivision and development within growth areas on a comprehensive basis to ensure a structured and integrated pattern of development, with the environmental qualities of the land fully identified and sustainably managed.

*Implemented through Method
18.3.16(a), 18.3.16(b),
18.3.16(e) and 18.3.16(f)*

(c) Manage urban subdivision and land development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network and the potential requirements for upgrading its capacity.

- (d) The expansion area at Waingawa Industrial Area identified as 'Future Industrial' on the Waingawa Industrial Area Structure Plan be restricted for development until such time as the roading and infrastructure is upgraded to cater for the increased pressure from the new development.
- (e) The Greytown Future Development Area has been identified as an area of future urban growth. Growth within this area will be restricted until a Structure Plan has been developed for this area in consultation with the local community and has been approved by the South Wairarapa District Council.

*Implemented through Method
18.3.16(a), 18.3.16(b), and
18.3.16(c)*

*Implemented through Method
18.3.16(a), 18.3.16(b), and
18.3.16(c)*

18.3.12 Explanation

While the rate of urban growth in the Wairarapa is not large, there is still a steady and ongoing demand for urban development, particularly in Masterton and in the larger coastal settlements. Appropriate opportunities for such growth to occur should be provided for, with regard to the ten-year duration of the District Plan. Rather than tightly ration development over that period, the District Plan seeks to provide for a range of industrial, commercial and residential forms of development opportunities. This policy recognises that, first, the community should have some choice in how to enable people's social and economic wellbeing, and, second, that it is not practicable to accurately predict rates and forms of urban development.

In Castlepoint, there are opportunities for further growth to occur to promote the consolidation of further residential development within the coastal environment, in accordance with the Wairarapa Coastal Strategy. Such growth, however, should be compatible with the special character and attributes of the Castlepoint settlement and the surrounding environment.

Large-scale urban development should occur in a planned and structured approach, taking into account the environmental qualities and features of the land, as well as the need to provide strong and efficient connections with the existing urban area. No development should occur within the identified growth areas until such a comprehensive design process has been undertaken for each area, providing the community with an opportunity to have an input.

At Waingawa, the industrial zoning has been expanded to provide additional opportunities for industrial development to occur, much of which is likely to be based on the natural advantages of the natural resources of the Wairarapa and the strategic location of this estate with respect to access to existing services, road and rail routes and the urban facilities of Masterton and Carterton. However, it is important that development within this area maintains the safe and efficient functioning of State Highway 2 and the railway, as well as the amenity values of the surrounding rural area through buffer and screening measures. The expansion area at Waingawa Industrial Area, identified as 'Future Industrial' on the Waingawa Industrial Area Structure Plan, be restricted for development until such time as the roading and infrastructure is upgraded to cater for the increased pressure from the new development.

Additional infrastructure is often necessary to service new development. New development within the identified growth areas will generally be able to connect with existing systems that have the capacity to service the likely demands or be provided with self-sufficient systems that would not adversely

affect the environment. If the services need to be upgraded, the developer would be required to provide reasonable financial contributions to fund such improvements or extensions.

Any new road within the growth areas should be designed and constructed to be compatible with the existing road network. Extensions to the network must provide for efficient and safe movement of traffic as well as being of an adequate standard for the proposed future land use. Access onto the existing network, particularly arterial roads, must be provided in a way that maintains the safe and efficient functioning of that road.

18.3.13 Objective SLD5 – Reserves and Open Space

To sustainably manage and develop the reserve and open space network to cater for current and future community needs and to protect and enhance significant environmental assets.

18.3.14 SLD5 Policies

*Implemented through Method
18.3.16(h)*

- (a) Require a reserve contribution from new residential and visitor accommodation development, including rural subdivision creating vacant lots that have the ability to be developed for residential purposes, that is proportionate to the demand for passive and active community recreational requirements arising from the development, including the need to protect the Wairarapa's key environmental assets such as its coastal margins and natural features.

*Implemented through Method
18.3.16(h)*

- (b) Ensure land acquired as a reserve contribution is located and designed to complement the recreational and open space needs and amenity of the District.

*Implemented through Method
18.3.16(e) and 18.3.16(f)*

- (c) Manage subdivision and development adjacent to or near reserves to ensure public access (or future public access) is provided at the time of subdivision and/or development.

18.3.15 Explanation

Reserves and open space are generally provided on a per-population basis, particularly in regard to recreational and sporting facilities. Development can lead to additional pressure put on the provision, capacity and quality of such facilities, including community linkages such as walkways.

Reserves also contribute to an area's amenity values by providing enough open space to maintain an acceptable level of amenity.

Development for residential and visitor accommodation purposes has a direct correlation with an increased demand for reserves and therefore the costs of acquiring and developing such assets. Financial contributions for subdivision and development should therefore meet a reasonable share of the costs of funding the development and enhancement of reserves and open space.

Funds collected as reserve contributions will be held and used within the relevant District for general reserve purposes and used according to the priorities within that community, in conjunction with funds from other sources such as rates. Priorities for using the contributions will be determined through each Council's Long Term Council Community Plan (LTCCP) process.

Allocating the funds within the appropriate contributing District ensures equity and allows the recipient Councils to independently implement their own reserves acquisition and development policies, formulated in accordance with public processes under the Local Government and Reserves Acts.

Where there is community benefit, the vesting of land into public ownership may be considered as a reserve contribution. The land would need to be physically appropriate and located for use as a reserve. In appropriate circumstances, where public access or full protection is desirable, sites with natural, cultural and historic heritage values may be accepted as reserve contributions. The Councils may also consider reducing a contribution following approved work carried out by the developer on any potential reserve land.

The Act requires that esplanade reserves are set aside where subdivision includes the margins of waterbodies. Esplanade reserves generally will be required only on the margins of significant rivers and waterbodies, as well as the coast, unless there are special circumstances that warrant full public acquisition of the margins of other waterbodies.

18.3.16 Methods to Implement Subdivision and Land Development Policies

- (a) Development standards for permitted activities such as onsite stormwater disposal in unserviced urban areas.
- (b) The application of minimum subdivision standards as appropriate to each environmental zone or to each management area within a zone.
- (c) To identify future growth areas, and use structure plans in these growth areas where there is multiple ownership and/or comprehensive development plans for sites under single control.
- (d) The use of comprehensive development plans for single ownership developments where the development is relatively intensive compared with the surrounding level of development.
- (e) Assessment of environmental effects through the resource consent process for subdivision proposals or for land use activities not complying with development standards.
- (f) Resource consent conditions to avoid remedy or mitigate the potential adverse effects of consequent land use.
- (g) Compliance with NZS 4404:2004, Land Development and Subdivision.
- (h) Financial contributions to ensure land uses meet a reasonable proportion of the consequent costs for the provision of community funded infrastructure, reserves and roading.
- (i) Assessment and identification of long-term servicing and funding requirements through Asset Management Plans.
- (j) Setting priorities and allocating funding for necessary infrastructural, roading and other community asset development through the Strategic and Long Term Council Community Plan (LTCCP) processes.

- (k) Acquisition of esplanade reserves or strips in accordance with the provisions of the Act and the policies of this Plan.
- (l) Application of relevant codes of practice and NZS standards, including any sustainable design guides.
- (m) The relevant application of other statutory processes and requirements, such as the Building Code (through the Building Act 2004).
- (n) Review the demand for water from reticulated water supply services from new residential subdivision and development, with the aim of, within 2 years of the District Plan being made operative, investigating and introducing water conservation requirements for new residential subdivision and development, such as rain water collection tanks.
- (o) Undertake Plan changes, as required, to ensure recommendations and directions in management plans are recognised and given due effect.

18.3.17 Principal Reasons for Adoption

A range of development standards, in conjunction with Codes of Practice and NZ Standards for land development, will generally address many of the potential adverse effects of development. However, given the wide range of potential effects on the environment, many of which are site specific, all subdivision needs to be subject to the resource consent process to ensure that the consequent land development and use does not lead to significant adverse effects on the environment through poorly designed subdivision and development.

A structured and integrated approach is necessary to manage the internal and external effects of large-scale or relatively intensive development, which can be effectively achieved through structure plans for areas under multiple ownership or comprehensive development plans for sites under single control.

Contributions from developers for infrastructure and reserves are required to ensure fair cost allocation to those benefiting from new and upgraded infrastructure and reserves systems. The funding and/or assets obtained from such contributions should be used in accordance with the asset development priorities and plans of each Council.

18.4 Anticipated Environmental Outcomes

- (a) Allotments of a size form and pattern to provide for land uses that are compatible with the values, character and qualities of the immediate environment.
- (b) The long-term protection of significant natural and historic values of subdivided land.
- (c) Structured urban growth that is well connected and compatible with the existing urban and surrounding environment.
- (d) Effective wastewater systems that protect the quality of ground and surface water resources.

- (e) Appropriate stormwater disposal that does not adversely impact on adjoining properties or existing stormwater systems.
- (f) The provision of an appropriate level and standard of roads and other access facilities, services and reserves.
- (g) Equitable cost apportionment between ratepayers and developers for the extension and upgrade of public infrastructure, and the acquisition and development of reserves.

19 GENERAL AMENITY VALUES

19.1 Introduction

“Amenity values” refers to those environmental characteristics of an area that contribute to the pleasantness and attractiveness of that area as a place to live, work or visit. Inherently, amenity values are subjective in nature, although there are qualities that are commonly accepted and shared by most people.

Many factors contribute to the perception of an area’s amenity values. These values derive from a range of environmental characteristics, including the built form (the scale, density appearance, condition, age and other values of buildings), as well as from the absence of buildings – open space, planting, and the naturalness of an area. Other important contributors to amenity values include the level and types of noise, privacy, access to sunlight and types of odour.

In general, the combined amenity values of an area go towards defining the character of that area. Thus, amenity values within the Wairarapa vary from location to location, and largely depend upon the perceived character of each area. In other words, the amenity values of an industrial area differ from that say of a residential area; and older residential areas will have different character to other more recently developed residential areas.

These differences in character are important factors in determining which environmental characteristics may be acceptable in one area while not in another. For example, the level of signs within a commercial area would generally not be acceptable in a residential neighbourhood.

Many of the factors that are influential in creating a pleasant environment can be managed, at least in part, by the Plan: for example, the amenity values derived from the density, bulk, height and design of built form. Many of these aspects are managed under the District Plan policies for the various environmental zones and management areas, as these factors directly relate to the management of the character and environmental quality of each of these parts of the Wairarapa.

This section addresses those environmental conditions that can generally affect amenity values across all of the Wairarapa, including the effects of temporary or transitory activities, odour, noise and excessive light and glare.

19.2 Significant Resource Management Issues

1. Temporary activities can potentially create adverse effects on amenity values.
2. Odour or noise can have an adverse effect upon people’s health and neighbourhood amenity.
3. Glare from, for example, outdoor lighting and reflective surfaces, can annoy people and distract motorists.

19.3 Objectives, Policies and Methods

19.3.1 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.

19.3.2 GAV1 Policies

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

- (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.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

- (b) Control the levels of noise, based on existing ambient noise and accepted standards for noise generation and receipt.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

- (c) Manage the interface of different environmental zones to protect the sensitive zones from more noisy areas.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

- (d) Ensure vibrations occurring through the use of equipment or machinery does not cause adverse effects on the comfort of occupants of adjacent properties.

*Implemented through Method
19.3.4(a), 19.3.4(b) 19.3.4(c)
and 19.3.4(g)*

- (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.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

- (f) 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.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

- (g) Manage the levels of odour and dust by avoiding inappropriate odours and dust from adversely affecting sensitive activities on adjoining properties.

*Implemented through Method
19.3.4(a), 19.3.4(b) and
19.3.4(c)*

- (h) Avoid, remedy or mitigate the potential effects of subdivision and development on street trees.

*Implemented through Method
19.3.4(a), 19.3.4(b), 19.3.4(c)
and 19.3.4(f)*

- (i) 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, ceremonial or gala/market day purposes.

19.3.3 Explanation

This Plan seeks to maintain and enhance the amenity values within all neighbourhoods. To this end, the policies recognise the importance of amenity to health and welfare and the inclusion of rules that will maintain amenity values are important Plan methods.

Temporary activities that only have minor effects should be permitted activities: for example, galas and fairs, construction works and sports events, and temporary filming. The impact of such activities may be quite large at the time when they occur, but requiring resource consent would be out of

proportion to their overall longer-term impact. In general, because their duration is short-term, and there are economic social and cultural benefits from such activities, the adverse effects are largely accepted by the community. However, where such effects may become unacceptable if too frequent or too lengthy, maximum durations may need to be specified for some temporary activities. Other special standards may also need to be applied to limit the potential adverse effects of some types of temporary activities.

Residential amenity is particularly sensitive to noise, artificial light and other site-specific adverse effects. These effects can seriously impact upon the health and create considerable animosity between neighbours. The policies and methods have been established to protect residents from such adverse effects.

Noise limit standards are directed at two main types of potential adverse effects: first, the potential for disturbed sleep, particularly during night hours, and second, the interference with people's enjoyment of activities undertaken, particularly in residential and rural areas.

Vibration from land use activities can range in effect from structural damage to buildings to the disturbance of sleep and general annoyance. Such effects can be effectively managed through the imposition of recognised national standards.

Artificial lighting, particularly in residential areas, can adversely affect the ability to sleep. The two main causes are the general loss of night sky from the cumulative effects of urban lighting, and the nuisance caused by single sources that emit high levels of glare. Again such effects can be mitigated through compliance with standards on light emission levels across property boundaries.

Offensive or objectionable odours and excessive dust can result from a range of activities. Odours and dust can detrimentally affect the enjoyment and amenity values of living and working environments. Therefore, it is important these effects are contained within the boundaries of the subject site to an acceptable degree.

Street trees contribute to the overall visual quality of an area. Inappropriate works on the street trees themselves, or on land surrounding the street trees could potentially compromise their special qualities.

There is a variety of public reserve land owned and administered by the Councils. Given the range of land, and diverse legal and reserve status of these different areas of land, different management approaches are used throughout the Wairarapa. It is important the reserve land can continue to be used and maintained for a variety of purposes.

19.3.4 Methods to Implement General Amenity Policies

- (a) Performance standards for permitted activities to maintain general amenity values throughout the Wairarapa.
- (b) Assessment of environmental effects through the resource consent process for activities that do not comply with performance standards.
- (c) Conditions on resource consent to control adverse effects of activities.

- (d) Education and information on ways to avoid remedy or mitigate adverse effects on amenity values.
- (e) The allocation of funding through the Long Term Council Community Plan (LTCCP) process for services or initiatives that support the policies on general amenity.
- (f) The use of other statutory powers to support the policies, such as Bylaws, Road Controlling Authority controls and Reserve Management Plans.
- (g) Liaison with Road Controlling Authorities to promote the use of shields and other devices on streetlights to direct light downwards.

19.3.5 Principal Reasons for Adoption

Noise limits have been set to control intrusive noise in each of the zones and are within range of limits recommended in New Zealand Standards relating to acoustics.

The methods for artificial light, glare and access to sunlight allow for flexible use and development, while setting minimum amenity standards. This will ensure the amenity for neighbouring properties is not compromised by activities and development on adjacent sites.

There are a number of other methods outside the RMA that can assist in the managing the adverse effects of activities on amenity values. For example, as road controlling authorities under the Local Government Act, Councils have controls over activities occurring within roads.

19.4 Anticipated Environmental Outcomes

- (a) The maintenance of amenity values appropriate to the surrounding environment.
- (b) Minimised conflict over amenity between established uses and temporary activities.

20 DISTRICT WIDE SUBDIVISION RULES AND STANDARDS

No form of subdivision is a permitted activity under this Plan, as even simple forms of subdivisions may require assessment and the imposition of conditions, such as those in relation to access, infrastructure, water supply and sewage and stormwater disposal. Thus, at the least, subdivision is a controlled activity if it meets the standards as set out in this section, but is otherwise a discretionary or non-complying activity.

20.1.1 Controlled Activities

- (a) Any subdivision that complies with all of the standards in 20.1.2 is a Controlled Activity.

The matters over which control is reserved are:

- (i) The design and layout of the subdivision, including the size, shape and position of any lot, any new roads, the provision of footpaths and cycleways, provision of linkages to existing roads, access over the railway, or the diversion or alteration to any existing roads, the provision of footpaths and cycleways, provision of linkages to existing roads, access over the railway, access, passing bays, parking and manoeuvring standards, and any necessary easements;
- (ii) Potable water supply, water storage and water treatment;
- (iii) Effluent disposal systems and maintenance requirements;
- (iv) Stormwater control and disposal, including adequacy of disposal;
- (v) Service arrangements, including easements;
- (vi) Provision of reserves, including connections to existing and future reserves;
- (vii) Provision of esplanade reserves and esplanade strips, and access strips, to and around the coastline and margins of lakes and rivers;
- (viii) Effects on indigenous biological diversity, including protection of existing vegetation, wildlife and watercourses, revegetation and weed and pest control;
- (ix) The protection of any significant environmental features or other special feature(s) on any lot;
- (x) The staging of development or the timing of any works;
- (xi) Controls to mitigate the effects of construction;
- (xii) Separation distance, barriers, acoustical treatment, and orientation of buildings;
- (xiii) Fire rating of party/common walls;
- (xiv) Provision of fire fighting and management of fire risk;
- (xv) Design and location of network utilities;

- (xvi) Earthworks management, including sediment control;
- (xvii) Effects on historic heritage;
- (xviii) Effects on values of any waahi tapu sites and any resources of significance to Tangata Whenua.
- (xix) Natural hazard avoidance or mitigation;
- (xx) Effects on the character, landscape and amenity values of the vicinity, including the effects of siting and design of buildings, screening and landscape treatment, including building sites on ridgelines;
- (xxi) Energy efficiency and the ability for lots to use renewable energy;
- (xxii) Measures to remedy any site contamination;
- (xxiii) Financial contributions;
- (xxiv) Bonds and other payments and guarantees;
- (xxv) Compliance with New Zealand Standard 4404:2004 “*Land Development and Subdivision Engineering*” and other standards referenced in NZS4404:2004;
- (xxvi) Application of New Zealand Handbook 44:2001 *Subdivision for People and the Environment*;
- (xxvii) Conformance with any relevant current resource consent for a comprehensive development, including minor variations, or any relevant Structure Plan; and
- (xxviii) Reverse sensitivity effects, including but not limited to noise, odour, dust and visual effects.

Assessment Criteria

Controlled activities are to be assessed against the relevant assessment criteria set out in Section 22.

Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

Note: Earthworks may also require resource consent from Wellington Regional Council for discharges to water or land or for the amount of earthworks being undertaken.

20.1.2 Standards for Controlled Activities

Residential, Commercial and Industrial Zones

(a) Minimum Lot Area

Residential Serviced (Masterton Districts)	350m ² ; and 400m ² minimum average lot area (for three or more lots)
Residential Serviced (Carterton and South Wairarapa Districts)	400m ² , and 500m ² minimum average lot area

Policy 18.3.2(d) and 18.3.2(e)

Residential Serviced Coastal (Masterton District)	400m ² ; and 450m ² minimum average lot area
Residential Unserviced	1,000m ²
Residential (Opaki and Chamberlain Road Future Development Areas)	1,200m ² minimum average lot area
Residential Serviced (Carterton Low Density Residential Character Area)	2,000m ²
Residential (Greytown Villas Character Area)	500m ²
Residential (Jellicoe Residential Character Area)	88m ² Townhouse Lots 375m ² Cottage Lots 1,200m ² Large Lots
Residential (Underhill Road Character Area)	1,000m ²
Commercial	No minimum
Industrial	No minimum

For the purposes of this rule:

Note 1: The minimum lot area shall exclude any accessways or rights-of-way, and the minimum lot size shall not apply to those areas where they are a separate access lot.

Note 2: "Residential Serviced" refers to the 'Residential Zone' areas serviced by reticulated wastewater systems, such as Masterton, and includes the Greytown Future Development Area, but excludes Lake Ferry Township due to the limited capacity of its reticulated system.

Note 3: "Residential Unserviced" refers to the 'Residential Zone' areas not serviced by reticulated wastewater systems, and includes Lake Ferry Township due to the limited capacity of its reticulated system.

Note 4: "Residential Serviced Coastal" refers to the 'Residential Zone' areas serviced by reticulated wastewater systems and located to the seaward side of the inland boundary of the Coastal Environmental Management Area, such as Castlepoint.

Policy 18.3.2(d) and 18.3.2(e)

(b) Minimum Developable Area

- (i) Each undeveloped lot must be able to contain a rectangle measuring 15 metres by 12 metres that is clear of any right-of-way easement.
- (ii) Each undeveloped lot in the Jellicoe Residential Character Area shall contain a shape factor of the following dimensions:
 - (1) Townhouse Lots – rectangle measuring 6.5 metres by 8.5 metres.
 - (2) Cottage Lots – rectangle measuring 12.5 metres by 25 metres.
 - (3) Large Lots – rectangle measuring 20 metres by 25 metres.

*Policy 18.3.11(b)***(c) Future Development Areas**

- (i) Any subdivision within a Future Development Area in accordance with an approved Development Concept Plan, under Rule 21.4(m).
- (ii) Subdivision within the Greytown Future Development Area that is in accordance with the Structure Plan for this area.

*Policy 18.3.2(d)***(d) Maximum Building Coverage**

- (i) In the Residential Zone, the maximum resulting building coverage of any lot containing an existing dwelling shall be no more than 30% of the lot area.

For the purpose of this rule, the minimum lot area excludes any accessways or rights-of-way, and the minimum lot area shall not apply to those areas where they are a separate lot.

Rural Zones*Policy 18.3.2(d) and 18.3.2(g)***Rural (Primary Production) Zone****(e) Minimum Lot Standards**

- (i) Any subdivision within the Rural (Primary Production) Zone shall comply with any one of the following:

- (1) Minimum lot area of 4 hectares, provided all lots comply with the following:

- (a) Each front lot shall have a minimum frontage of 100m; and
- (b) If there are two or more rear lots they shall share a single vehicle access, and shall be designed in accordance with the requirements for accessways under this Plan; and
- (c) Each lot must contain a building area outside a buffer distance of 25m from all existing boundaries of the parent property, except the buffer distance shall be 10m from the road front boundary of sealed roads.

For the purpose of this rule, building area shall be defined as that area (or areas) shown within each lot on a proposed subdivision plan that:

- Contains any dwelling house to be located on the lot, and which is able to meet the minimum development standards for dwellings in the Rural (Primary Production) Zone; and
- Has minimum dimensions of 15m by 12m; and
- Shall be able to satisfactorily dispose of effluent on-site; or

- (2) One lot of less than 4 hectares if that lot contains an existing dwelling, provided that:

- (a) The dwelling complies with the permitted activity setback standards in relation to the new lot boundaries; and

- (b) All effluent disposal systems can be contained within the lot; and
 - (c) The balance lot must have a minimum area of 4 hectares; and
 - (d) The Certificate of Title for the site was issued before 26 August 2006, or resource consent to subdivide was granted for the site before 26 August 2006: or
- (3) Minimum lot area of one hectare for up to two lots, provided all lots comply with the following:
 - (a) Each front lot shall have a minimum frontage of 100m; and
 - (b) If there are two or more rear lots they shall share a single vehicle access, and shall be designed in accordance with the requirements for accessways under this Plan; and
 - (c) Each lot must contain a building area outside a buffer distance of 25m from all existing boundaries of the parent property, except the buffer distance shall be 10m from the road front boundary of sealed roads.

For the purpose of this rule, *building area* shall be defined as that area (or areas) shown within each lot on a proposed subdivision plan that:

 - Contain any dwelling house to be located on the lot, and which is able to meet the minimum development standards for dwellings in the Rural (Primary Production) Zone; and
 - Has minimum dimensions of 15m by 12m; and
 - Shall be able to satisfactorily dispose of effluent on-site; and
 - (d) A minimum average lot size of 2 hectares, provided that, where there are any lots larger than 10 hectares, these lots shall be given a nominal size of 10 hectares when calculating the average lot size; and
 - (e) The Certificate of Title for the site being subdivided was issued before 29 March 2008, or resource consent to subdivide was granted for the site before 29 March 2008.

Policy 18.3.2(d) and 18.3.2(f)

Rural (Special) Zone

(f) Minimum Lot Standards

- (i) Any subdivision within the Rural (Special) Zone shall comply with the following:
 - (1) Minimum lot area of 4 hectares.
 - (2) Each front lot shall have a minimum frontage of 100m; and

- (3) If there are two or more rear lots they shall share a single vehicle access, and shall be designed in accordance with the requirements for accessways under this Plan; and
- (4) Each lot must contain a building area outside a buffer distance of 25m from all existing boundaries of the parent property, except the buffer distance shall be 10m from the road front boundary of sealed roads.

For the purpose of this rule, 'building area' shall be defined as that area (or areas) shown within each lot on a proposed subdivision plan that:

- Contains any dwelling house to be located on the lot, and which is able to meet the minimum development standards for dwellings in the Rural (Primary Production) Zone; and
- Has minimum dimensions of 15m by 12m; and
- Shall be able to satisfactorily dispose of effluent on-site.

Policy 18.3.2(d)

Rural (Conservation Management) Zone

(g) Minimum Lot Standards

- (i) Any subdivision within the Rural (Conservation Management) Zone shall comply with the following:
 - (1) Each lot must comply with all District-wide Rules.

*Policy 18.3.5(a), 18.3.5(b),
18.3.5(c), and 18.3.5(d)*

All Environmental Zones

(h) Land Use Standards

- (i) All lots shall demonstrate compliance with the District-wide permitted activity land use standards for Roads, Access, Parking and Loading in Section 21.1.21.
- (ii) All new water supplies, waste water supplies and stormwater systems shall be provided in accordance with NZS 4404:2004 "Land Development and Subdivision Engineering".

Policy 18.3.8(a) and 18.3.8(b)

(i) Financial Contributions

- (i) All financial contributions shall be in accordance with the requirements of [Section 23](#).

Policy 18.3.14(c)

(j) Esplanade Reserves/Strips

- (i) Compliance with the Esplanade Reserve/Strip standards in [Section 24](#).

Policy 18.3.2(j)

(k) Exceptions for All Environmental Zones

- (i) Any subdivision of sites for the purpose of containing network utilities where the subdivision is necessary for network utility purposes, or sites for reserves and access need not meet any of the above requirements.
- (ii) Any subdivision creating a Conservation Lot containing a Significant Natural Area listed in [Appendix 1.3](#), shall comply with the following standards:

- (1) The subdivision shall result in the whole of the listed feature being physically and legally protected in perpetuity. An agreement regarding an encumbrance, bond, consent notice or covenant must be entered into before the issue of the Section 224 Certificate. Such an instrument is to be registered on the Certificate(s) of Title of the relevant lots. The covenant or encumbrance shall be prepared by a solicitor at the applicant's expense.
 - (2) The covenant shall incorporate any specified protective or enhancement measures to maintain or enhance its value or physical security.
 - (3) The application shall include sufficient detail for the Council to ascertain the particular natural, historic or cultural value associated with the item.
 - (4) The conservation lot does not need to meet the relevant minimum lot area requirements.
- (iii) Any subdivision creating a boundary adjustment as defined in Chapter 27.
- (iv) Any subdivision of different floors or levels of a building, or different parts of a floor or level of a building.

Note: For the purpose of the subdivision rules and standards, where any allotment is to be amalgamated or held together with any other allotment on the same survey plan or any land of an adjoining owner in accordance with a condition of subdivision, the combined area shall be deemed to be a single allotment for the purpose of determining compliance with these standards.

20.1.3 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

Rural (Primary Production) and Rural (Special) Zone

- (a) Any subdivision that does not comply with any one of the minimum standards for Controlled Activities, provided that the standards for Restricted Discretionary Activities in 20.1.4 are met.

Policy 18.3.2(h)

Discretion is restricted to the following matters:

- (i) All matters as specified in Rule 20.1.1
- (ii) Design, layout, size, number and location of lots;
- (iii) Methods to avoid or mitigate the effects of external primary production activities on the proposed lots, including buffer setbacks, dwelling siting and planting.

All Environmental Zones

- (b) Any subdivision that does not comply with Rule 20.1.2(h)

Discretion is restricted to the following matters:

- (i) Potable water supply, water storage and treatment;
- (ii) Wastewater collection, treatment and disposal;

*Policy 18.3.5(a), 18.3.5(b),
18.3.5(c), 18.3.5(d) and
18.3.5(e)*

- (iii) Stormwater collection, treatment and disposal; and
- (iv) Financial contributions.

Assessment Criteria

Restricted discretionary activities are to be assessed against the relevant assessment criteria set out in Section 22.

20.1.4 Standards for Restricted Discretionary Activities

Policy 18.3.2(h)

Rural (Primary Production) and Rural (Special) Zones

- (i) Any subdivision within the Rural (Primary Production) Zone and Rural (Special) Zone shall comply with all of the following:
 - (1) Minimum lot area of 4 hectares; and
 - (2) Each front lot shall have a minimum road frontage of 100m

20.1.5 Discretionary Activities

The following are Discretionary Activities:

Policy, 18.3.2(f), 18.3.2(h) and 18.3.2(i)

Residential, Commercial and Industrial Zones

- (a) Any subdivision that does not comply with any one or more of the standards for controlled activities in Rule 20.1.2.
- (b) Any subdivision within a Future Development Area that does not have an approved Development Concept Plan, or is not consistent with an approved Development Concept Plan under Rule 21.4(m).
- (c) Any subdivision in the Waingawa Industrial Area that is consistent with the Waingawa Industrial Area Structure Plan in [Appendix 12](#).
- (d) Subdivision within the Greytown Future Development Area that is not consistent with the Structure Plan for this area.

Rural (Primary Production) Zone

- (e) Any subdivision in the Rural (Primary Production) Zone that does not comply with the minimum standards for Controlled Activity in Rule 20.1.2(e) or Restricted Discretionary Activities in Rule 20.1.4(i), provided that the standards for Discretionary Activities are met;

Rural (Primary Production) and Rural (Special) Zones

- (f) Any subdivision extending public water, stormwater or wastewater utility services or extending any legal road;

All Environmental Zones

- (g) A subdivision that is not otherwise a controlled, restricted discretionary, or non-complying activity under Chapter 20.
- (h) Any subdivision that creates a new allotment in which one or more of the following circumstances apply:
 - (i) Contains Contaminated Land listed in [Appendix 3](#);

- (ii) It is on land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) in [Appendix 3.2](#).
- (iii) The allotment is within a Flood Hazard Area or Erosion Hazard Area;
- (iv) The allotment is within the Coastal Environment Management Area;
- (v) The allotment is within an Outstanding Landscape listed in [Appendix 1.1](#);
- (vi) Contains an Outstanding Natural Feature listed in [Appendix 1.2](#);
- (vii) Contains all or part of a site of a Significant Natural Area listed in [Appendix 1.3](#), except if the Significant Natural Area is wholly contained in a Conservation Lot under Rule 20.1.2(k)(ii);
- (viii) Contains all or part of a site of an Archaeological or Geological Site listed in [Appendix 1.5a](#) or [Appendix 1.5b](#);
- (ix) Contains all or part of a Site of Significance to Tangata Whenua listed in Appendix 1.6;
- (x) Contains all or part of a Site of Historic Heritage listed in [Appendix 1.7](#);
- (xi) The allotment is within an identified Historic Heritage Precinct listed in [Appendix 1.8](#) (refer also to Rule 21.1.3);
- (xii) Any part of the allotment is within 150 metres of an effluent distribution area, effluent holding pond or oxidation pond (excluding waste disposal areas associated with domestic septic tanks located on an adjacent site);
- (xiii) Any part of the new allotment is within 20 metres of the centreline of a high voltage (110kV or more) transmission line (as shown on the Planning Maps).
- (i) Any subdivision with proposed access to a State Highway, Limited Access Road Masterton Heavy Traffic Bypass or over or under the Wairarapa Railway, provided that the standards for Discretionary Activities are met;

Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

20.1.6 Standards for Discretionary Activities

Rural (Primary Production) Zone

- (a) Any subdivision within the Rural (Primary Production) Zone under Rule 20.1.5(e) shall comply with the following:
 - (i) Minimum average lot area of 4 hectares, provided that, where there are any lots larger than 10 hectares, these lots shall be given a nominal size of 10 hectares when calculating the average lot size.

All Environmental Zones*Policy 18.3.2(k) and 18.3.2(l)*

- (b) Access to a State Highway, Limited Access Road Masterton Heavy Traffic Bypass or over or under the Wairarapa Railway.
 - (i) Any subdivisions under Rule 20.1.5(i) shall comply with the following:
 - (1) Standards for a Controlled Activity in the respective Environmental Zone in Rule 20.1.2.

20.1.7 Non-Complying Activities

The following are Non-Complying Activities:

*Policy 18.3.2(h)***Rural (Primary Production) Zone**

- (a) Any subdivision that does not comply with the minimum standards for Discretionary Activities in Rule 20.1.6(a).

*Policy 18.3.2(h)***Rural (Special) Zone**

- (b) Any subdivision that does not comply with the minimum standards for Controlled Activities in Rule 20.1.2(f).

*Policy 18.3.11(b) and 18.3.11(d)***Industrial Zone**

- (c) Any subdivision in the Waingawa Industrial Area that is not consistent with the Waingawa Industrial Area Structure Plan in [Appendix 12](#).

*Policy 18.3.2(k) and 18.3.2(l)***All Environmental Zones**

- (d) Any subdivision with access to a State Highway, Limited Access Road, Masterton Heavy Traffic Bypass or over or under the Wairarapa Railway, which does not meet the relevant Environmental Zone's minimum standards for a Controlled Activity (Rule 20.1.2).

Assessment Criteria

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

21 DISTRICT WIDE LAND USE RULES

NOTE:

- (i) The permitted activity rules listed below shall apply within all Environmental Zones and Management Areas unless otherwise specified under the rules below.
- (ii) All of the listed permitted activities under this section shall also comply with the relevant standards for permitted activities specified within the underlying Environmental Zones and Management Areas unless otherwise stated in the rules below.

21.1 Permitted Activities

The following are permitted activities, provided they comply with the relevant standards for permitted activities specified below and within the underlying Environmental Zones and Management Areas.

21.1.1 Notable Trees and Street Trees

- (a) Any activity affecting any tree listed in [Appendix 1.4](#) which meets the following standards: *Policy 10.3.2(b)*
 - (i) No activity shall result in more than minor trimming of any tree in [Appendix 1.4](#), where minor trimming means:
 - (1) The removal of broken branches, deadwood or diseased vegetation;
 - (2) The removal of branches interfering with buildings, structures, overhead wires or utility networks, but only to the extent that the branches are touching those buildings, or structures, or interfering with those overhead wires or utility networks; or
 - (3) Other trimming necessary to maintain the health of a listed tree, certified by a person with an appropriate level of expertise.
 - (ii) The minor trimming of any tree shall not adversely affect the health or appearance of the tree.
 - (iii) No activity within the earth below the dripline of a listed tree shall result in:
 - (1) The destruction, removal or partial removal of the listed tree;
 - (2) The alteration of existing ground levels by excavation or deposition of soil including thrust boring and directional drilling;
 - (3) The covering of the ground by any building or structure or the storage of goods, including the parking of vehicles;
 - (4) The laying of any impervious surface; or

Policy 19.3.2(h)

- (5) The discharge of any toxic substance hazardous to the tree, unless a person with an appropriate level of expertise certifies that the health of the tree will not be adversely affected.
- (b) Any activity affecting any street tree which meets the following standards:
- (i) No activity shall result in more than minor trimming of any street tree, where minor trimming means:
- (1) The removal of broken branches, deadwood or diseased vegetation;
 - (2) The removal of branches interfering with buildings, structures, overhead wires or utility networks, but only to the extent that the branches are touching those buildings, or structures, or within the Growth Limit Zone for overhead wires or utility networks; and
 - (3) All trimming is to be certified by a person with an appropriate level of expertise.
- Note: For the purposes of the above rule, the “Growth Limit Zone” is the area surrounding an overhead wire or network utility as specified in the Electricity (Hazards from Trees) Regulations 2003.
- (ii) The minor trimming of any tree shall not adversely affect the health or appearance of the tree.

Exception:

Any activity affecting a street tree is a permitted activity where the work is undertaken in accordance with the Council Street Tree Policy.

21.1.2 Sites of Historic Heritage Value

Policy 10.3.2(b)

- (a) Minor repairs and maintenance of any heritage item identified as a site of Historic Value in [Appendix 1.7](#) which meet the following standards:
- (i) The work is confined to conservation, reassembly, reinstatement, repair or stabilisation of the original character, fabric or detailing of the heritage item; and
- (ii) The work is carried out to the same design, using original or similar materials to those originally used and does not detract from the form, character and appearance of the heritage item.

Note: For the purpose of the above rule -

“Maintenance” means the protective care of a place.

A place of heritage value should be maintained regularly and preferably according to a conservation plan, except in circumstances where it is appropriate for places to remain without intervention. In relation to buildings and structures, maintenance means carrying out any work which:

- (1) is for the purposes of keeping the building and/or structure in good condition; and

- (2) does not result in any increase in the area of land occupied by the structure; and
- (3) does not change the character, scale and intensity of any effects of the structure on the environment (except to reduce any adverse effects or increase any positive effects) but does not include upgrading.

“Repair” means making good decayed or damaged material.

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished.

Note: This standard applies to the scheduled buildings and structures listed in the Schedule in [Appendix 1.7](#). The Heritage Inventory held by the District Councils describes the key heritage features associated with each listed building and structure. These features may include external and internal items and attributes, as well as the land and features immediately surrounding the scheduled building or structure where such land and features are intrinsically related to or have an effect on the historic heritage values of the heritage item.

Note: The Historic Places Act 1993 provides for identification, protection, preservation and conservation of the nation's historic and cultural heritage. An archaeological site is defined as a place associated with pre-1900 human activity and is able to provide evidence relating to the history of New Zealand. An authority is required from the New Zealand Historic Places Trust if there is reasonable cause to suspect an archaeological site (recorded or unrecorded) may be modified, damaged or destroyed when undertaking any activity. An authority from the Historic Places Trust is required for such activities whether or not the land on which the archaeological site may be present, is identified in the Plan, or resource consent has been granted.

21.1.3 Historic Heritage Precincts

Commercial and Industrial Zones

- (a) Minor repairs and maintenance of any premises within the Historic Heritage Precincts listed in [Appendix 1.8](#) which meet the following standards:
 - (i) The work is confined to conservation, reassembly, reinstatement, repair or stabilisation of the original character, fabric or detailing of the premises;
 - (ii) The work is carried out to the same design, using original or similar materials to those originally used and does not detract from the form, character and appearance of the premises.

Policy 10.3.2(b)

- (iii) For the South Wairarapa District, the work is consistent with the South Wairarapa Town Centres Design Guidelines in Appendix 8.

Note: For the purpose of the above rule –

“Maintenance” means the protective care of a place.

A place of heritage value should be maintained regularly and preferably according to a conservation plan, except in circumstances where it is appropriate for places to remain without intervention. In relation to buildings and structures, maintenance means carrying out any work which:

- (1) is for the purposes of keeping the building and/or structure in good condition; and
- (2) does not result in any increase in the area of land occupied by the structure; and
- (3) does not change the character, scale and intensity of any effects of the structure on the environment (except to reduce any adverse effects or increase any positive effects) but does not include upgrading.

“Repair” means making good decayed or damaged material.

Repair of material of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished.

Policy 10.3.2(b)

- (b) Signs within the Commercial and Industrial Zones in the Historic Heritage Precincts listed in [Appendix 1.8](#) which meet the following standards:
- (i) No individual sign exceeds 2m² in area (all faces). Total signage on any one building shall not exceed 4m² in area.
 - (ii) No sign is illuminated by any means other than directional lighting.
 - (iii) Signs are located above verandahs but within the parapet height or suspended within verandahs.
 - (iv) One free-standing sign per site, and shall not exceed 0.5m² in area (all faces).

Rural and Residential Zones

Policy 10.3.2(b)

- (c) No works relating to any premises within the Historic Heritage Precincts in [Appendix 1.8](#) except for works within the Queen Elizabeth Park Precinct which are provided for in the Park Management Plan (including amendments), and except for works within the Nopps and Norris Reserves in the Masters Crescent Precinct which are provided for in the respective Reserve Management Plans, and except for works otherwise excluded in the relevant Council's Heritage Inventory.

Exception:

All internal works to a building are exempt from complying with the above requirements, unless the building is listed in Appendix 1.7 as a Site of Historic Value (refer to Rule 21.1.2(a)) and the particular value of the interior is specified in the Heritage Inventory held by the Councils.

21.1.4 Outstanding Landscapes

- (a) Any activity or structure within an area identified as an Outstanding Landscape in [Appendix 1.1](#) which meets the following standards:
- (i) Earthworks do not exceed 100m³ per site in any 12 month period;
 - (ii) Structures are less than or equal to 200m² in total gross floor area per site.

Policy 9.3.2(b) and 9.3.2(c)

21.1.5 Significant Natural Areas

- (a) Maintenance of any listed area in the Schedule of Significant Natural Areas in [Appendix 1.3](#) which is limited to:
- (i) The removal of broken branches, deadwood or diseased vegetation;
 - (ii) The pruning of branches which are part of the main structure of the tree that are interfering or overhanging buildings, but only up to 1.0 metres from the external walls or roof of that building;
 - (iii) The removal of the branches which are not part of the main structure of the tree to maintain access across existing tracks;
 - (iv) The minor trimming of vegetation within the Growth Limit Zones surrounding an existing overhead wire or existing network utility as specified in the Electricity (Hazards from Trees) Regulations 1993;
 - (v) The removal of exotic species;
 - (vi) Activities are carried out subject to and in accordance with any specific covenants or other legal agreements entered into with the District Council, or Wellington Regional Council, or Department of Conservation, or QEII Trust;
 - (vii) The removal of plant pests identified in the Operative Wellington Region Plant Pest Management Strategy.

Policy 11.3.5(b) and 11.3.5(c)

21.1.6 Indigenous Vegetation and Habitats

- (a) Any activity involving disturbance, removal, damage or destruction ("modification") of kanuka, manuka and tauhinu.
- (b) Any activity involving disturbance, removal, damage or destruction ("modification") of naturally occurring indigenous vegetation (excluding kanuka, manuka and tauhinu) which is more than 4 metres high, or which has a trunk diameter of more than 30 centimetres measured at a height of 1.4 metres above the ground, provided that no more than 10% of the total area of

*Policy 11.3.2(c), 1.1.1(a),
11.3.2(d) and 11.3.2(h)*

- indigenous vegetation is "modified" per site up to a maximum of 200m² in any 5 year period.
- (c) The removal of up to 50m³ of timber per 10-year period per Certificate of Title for personal use.
 - (d) The harvesting of indigenous timber undertaken in accordance with an approval under Part IIIA of the Forests Act 1949.
 - (e) The disturbance, removal, damage or destruction of naturally occurring indigenous vegetation that has grown under the canopy of a plantation forest.
 - (f) The clearance or modification of indigenous vegetation that has been planted and managed specifically for the purpose of commercial production forest.
 - (g) The disturbance or damage, but not destruction of naturally occurring indigenous vegetation as a consequence of harvesting of plantation forest, including where the harvesting involves:
 - (i) The lifting and/or dragging of logs;
 - (ii) The construction and maintenance of forestry roads and stream crossings.
 - (h) The disturbance, removal, damage or destruction ("modification") of naturally occurring indigenous vegetation by any network utility operator to ensure the safety and integrity of any network utility or to maintain access to the network utility.
 - (i) The disturbance, removal, damage or destruction ("modification") of naturally occurring indigenous vegetation associated with the maintenance of existing access tracks, fencelines and firebreaks and the construction of new fencelines and firebreaks.
 - (j) Any activity involving disturbance, removal, damage or destruction ("modification") of indigenous vegetation and habitats necessary for the avoidance of imminent danger to human life or property.
 - (k) Activities are carried out subject to and in accordance with any specific covenants or other legal agreements entered into with the District Council, or Wellington Regional Council, or Department of Conservation, or QEII Trust.

Note: An approval under Part IIIA of the Forests Act 1949 means the harvesting of indigenous timber carried out under an approved sustainable forest management plan or permit that has been approved by the Secretary of Forestry under Part IIIA of the Forests Act 1949 (as amended by the Forests Act Amendment Act 1993).

21.1.7 Reserves

Policy 19.3.2(i)

- (a) The use and development of any Council or crown owned land for reserve purposes, recreational activities and facilities.
- (b) The use and development of any land managed in accordance with an Approved Reserve Management Plan.

21.1.8 Activities on the Surface of Freshwater

- (a) Any activity, excluding motorised commercial recreation, on the surface of any freshwater body (including wetlands, rivers and lakes) which meets the following standard:

Policy 12.3.2(k)

- (i) Structures shall be:
- (1) Less than 10 square metres in gross floor area; and
 - (2) Located on or above the surface of water for less than two months within a twelve-month period.

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

21.1.9 Glare and Artificial Light

- (a) The emission of light (including glare) meets the following standard:

Policy 19.3.2(e)

- (i) A maximum artificial light level of 8 lux (lumens per square metre) measured at 1.5m above ground level at the site boundary.

21.1.10 Dust and Odour

- (a) The generation of airborne contaminants meets the following standard:

Policy 19.3.2(g)

- (i) No nuisance at or beyond the boundary of the site to the extent it causes an adverse effect. This standard applies to contaminants which are not subject to a discharge consent and which are temporary or intermittent in nature, including:
- (1) Dust;
 - (2) Offensive or objectionable odour.

21.1.11 Noise

Policy 19.3.2(b) and 19.3.2(c)

- (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.

(d) Airblast

- (i) Airblast overpressure from blasting on any land or in water shall not exceed a peak sound pressure level of 115dBZ (peak) at any point within the notional boundary of any dwelling, homestay residential unit, healthcare or educational facility, hospital or rehome;
- (ii) Except as elsewhere provided in this Plan, all use of explosives on any site shall be in accordance with Australian Standard AS 2187.2 – 1993 *Explosives – Storage, Transport and Use*, Part 2 Use of Explosives;
- (iii) Airblast shall be measured in accordance with the NZS6801:1999 “*Acoustics – Measurement of Sound*” and assessed in accordance with the provisions of AS 2187.2 – 1993 *Explosives – Storage, Transport and Use* Part 2.

Note:

Vibration will be assessed as required either as excessive noise under Part 12 of the Act or as unreasonable noise under Section 16 of the Act.

Where NZS 6802:1991 does not include assessment of the type of noise in question, other appropriate Standards may be used as specified in the definition for “Noise Emission Level”.

Policy 19.3.2(f)

21.1.12 Derelict Vehicles

- (a) The storage of no more than one derelict vehicle per site where it is visible from any adjacent property or a public place.

Policy 19.3.2(f)

21.1.13 Access to Premises

- (a) No fortifications shall be placed on any property so as to preclude or inhibit entry by the Police or any authorised officer.

Policy 19.3.2(a)

21.1.14 Temporary Activities

Temporary activities which meet the following standards:

- (a) Activities ancillary to or incidental to building and construction shall be:
 - (i) Limited either to the duration of the project or for a period not exceeding 12 months, whichever is the lesser;
 - (ii) Within construction noise limits set out in 21.1.11.
- (b) Sporting events, public meetings, concerts, galas, market days, temporary retail activities, entertainment, recreational and festive events shall be restricted to:
 - (i) Hours of operation: 7am – 10pm;
 - (ii) Duration: not exceeding five days in total in any six-month period;
 - (iii) Temporary events are exempt from all other District-wide standards in Section 21.1 and for the respective standards in the Environmental Zone the event is located in.

- (c) All material and debris from demolished, or partly demolished buildings shall be removed from a site within 2 months of the demolition being completed.
- (d) No building in the process of construction shall remain uncompleted for longer than 6 months.
- (e) Any temporary storage of goods or materials shall not exceed 6 months in duration.
- (f) Buildings (including tents, mobile homes and prefabricated buildings) used for temporary activities must be readily movable, meet any setback requirements of this Plan, and must be removed from the site within 12 months of the commencement of the activity.
- (g) Any temporary sign shall be permitted provided it complies with the following standards:
 - (i) The total face area of all signs (permanent and temporary signs) per site shall be no greater than 5.0m².
 - (ii) Any one sign shall not exceed 3.0m².
 - (iii) The maximum height of any sign shall not exceed 6.0 metres.
 - (iv) Any temporary sign advertising an event, or General or Local Body Elections shall not be displayed for more than 8 weeks before and shall be removed within 7 days after the date of the event.
 - (v) Any temporary sign advertising the sale or auction of a property (real estate sign) shall be located on the site to which they relate, and not exceed 3.0m².
 - (vi) No sign shall be located on any public road or other public place.
 - (vii) No sign shall be located where it conceals the required sight distances from any access or intersection in [Appendix 5](#).
 - (viii) No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device.
 - (ix) No sign shall use reflective materials, or be illuminated, flashing or moving.
 - (x) The following minimum letter/character height standards for signs in the 70-100 km/hr speed zones shall be:

Speed	Main Message	Property Name	Second Message
70 kph	200 mm	150 mm	100 mm
80 kph	250 mm	175 mm	125 mm
100 kph	300 mm	200 mm	150 mm

Exception:

- (xi) Official Traffic Signs are excluded from complying with the above standards provided they comply with the Land Transport Rule: Traffic Control Devices 2004 and the Manual of Traffic Signs and Marking (MOTSAM).

- (h) Temporary filming activities on a site for a duration of up to 3 months.

Policy 13.3.2(h), 14.3.2(b) and 14.3.2(c)

21.1.15 Foreshore Protection Area

- (a) Any structure constructed or located within the Foreshore Protection Area, being 50 metres landward of Mean High Water Springs for all areas, except as otherwise identified in the Planning Maps, shall comply with the following standards:
- (i) Fences shall not exceed 1.8m in height;
 - (ii) Non-habitable structures shall not exceed 3 metres in height and shall not exceed 15m² gross floor area (GFA) per site.

Policy 14.3.2(b) and 14.3.2(c)

21.1.16 Faultline Hazard Area

- (a) Any new structure containing a habitable room, or additions or alterations to a habitable room of an existing structure shall not be constructed or located within the Faultline Hazard Area identified on the Planning Maps.

Policy 14.3.2(b), and 14.3.2(c)

21.1.17 Flood Hazard Area and Erosion Hazard Area

- (a) Any activity within the Flood Hazard Area or Erosion Hazard Area that does not involve one or more of the following:
- (i) The erection, placement or extension of any structure that adversely obstructs the flow of water, other than post and wire fencing and gates not exceeding 1.2 metres in height; or non-habitable structure no greater than 3 metres in height and with a gross floor area (GFA) of no greater than 15m².
 - (ii) The planting of woodlots, shelterbelts, plantation forests, or orchards where they would adversely impede, obstruct or divert flood flow;
 - (iii) Earthworks of more than 20m³ within any twelve month period;
 - (iv) The conversion of an existing building to a habitable use.

Exception:

- (i) Soil conservation works, riparian enhancement programmes and river control works carried out or supervised by the Wellington Regional Council.

Note 1: In addition to the Flood Hazard Area and Erosion Hazard Area, the Planning Maps show a "hazard alert" area. The 'Flood Alert Area' gives information on a few specific areas vulnerable to floods beyond the Flood Hazard Area, where flood events have occurred or been investigated. There are other areas which may have a similar hazard but which have not been specifically identified or investigated. However, floods of a shorter return period may still affect this area as a result of different circumstances, for example by a rise in riverbed level or a stopbank breach. Any resource consent for land use and subdivision as a discretionary or non-complying activity under another rule in this Plan, shall consider and address the risks from flooding as an additional matter for consideration.

Note 2: Any works within the Flood Hazard Area and/or Erosion Hazard Area may require resource consent from the Wellington Regional Council.

21.1.18 Soil Conservation and River Control Works

Policy 14.3.2(b) and 14.3.2(c)

- (a) All soil conservation, flood protection, river control works and riparian protection schemes carried out or supervised by the Wellington Regional Council.

21.1.19 Hazardous Substances and Facilities

Policy 15.3.2(a) and 15.3.2(b)

- (a) The total quantity of hazardous substances on the site shall not exceed the quantities for the relevant zone specified as a Permitted Activity in “[Appendix 2.1: Hazardous Facilities Consent Status Table](#)”, and shall comply with the following standards:

- (i) Site Design

Any part of a hazardous facility which is involved in the manufacture, mixing, packaging, storage, loading, unloading, transfer, use or handling of hazardous substances must be designed, constructed and operated in a manner which prevents:

- (1) The occurrence of adverse off-site effects from the above listed activities on people, ecosystems, physical structures and/or other parts of the environment unless permitted by a resource consent;
 - (2) The contamination of air, land and/or water (including aquifers, potable water supplies and surface waters) in the event of a spill or other type of release of hazardous substances.

- (ii) Site Layout

The hazardous facility must be designed in a manner to ensure that separation between on-site facilities and the property boundary is sufficient for the adequate protection of neighbouring facilities, land uses and sensitive environments.

- (iii) Site Drainage Systems

Site drainage systems must be designed, constructed and operated in a manner that prevents the entry of hazardous substances into the stormwater and/or sewerage systems unless permitted to do so by the network utility operator responsible for those stormwater and/or sewerage systems.

- (iv) Spill Containment Systems

Any parts of the hazardous facility site where a hazardous substances spill may occur must be serviced by suitable spill containment systems that are:

- (1) Constructed from impervious materials resistant to the hazardous substances used, stored, manufactured, mixed, packaged, loaded, unloaded or otherwise handled on the site;

- (2) For liquid hazardous substances:
 - (a) Able to contain the maximum volume of the largest container present plus an allowance for stormwater or fire water; and
 - (b) Where the substances are stored in drums or other small packaging that the spill containment system is able to contain 50% of the maximum volume of substances stored plus an allowance for stormwater or fire water;
- (3) Able to prevent the entry of any spill or other unintentional release of hazardous substances, or any contaminated stormwater and/or fire water into site drainage systems unless permitted to do so by a network utility operator;

For the purposes of this rule, 'suitable' shall mean compliance with the above include graded floors and surfaces, bunding, roofing, sumps, fire water catchments, overfill protection and alarms, and similar systems.

(v) Waste Management

- (1) Any process waste or waste containing hazardous substances shall be managed to prevent:
 - (a) The waste entering or discharging into the stormwater drainage system;
 - (b) The waste entering or discharging into the sewerage system unless permitted by the network utility operator responsible for that sewerage system;
 - (c) The waste discharging into or onto land and/or water unless permitted by resource consent.
- (2) The storage and management of any process waste or waste containing hazardous substance on the site shall at all times comply with the performance standards specified for hazardous substances.
- (3) All waste containing hazardous substances shall be disposed of to facilities holding the necessary consents, or be serviced by a registered waste disposal contractor.

(vi) Radioactive Materials

- (1) Any hazardous facility that involves the use or storage of radioactive materials with an activity below that specified as an exempt activity in the Radiation Protection Regulations 1982.

Exemptions:

The following are exempt from complying with the above standards:

- (i) Consumer products for domestic purposes provided they are stored in their original containers and used according to the manufacturers' instructions;

- (ii) Fuel or safety equipment in motor vehicles, boats or small engines;
- (iii) Safety ammunition and small fireworks that are subject to the Hazardous Substances (Fireworks) Regulations 2001.
- (iv) Fuel in service stations in volumes not exceeding 100,000 litres of petrol in underground tanks, 50,000 litres of diesel in underground tanks and either 12 tonnes of LPG in an underground storage tank or 6 tonnes of LPG in an aboveground single storage vessel, where the associated activities comply with the following relevant code of practice or standard:
 - (1) Code of Practice for the Design, Installation and Operation of Underground Petroleum Systems (Dept. of Labour, 1992);
 - (2) AS 1596:2002 Storage and Handling of LPG.
- (v) Agrichemical use, storage, transportation and disposal where these activities are carried out in compliance with NZS8409:2004 Management of Agrichemicals.
- (vi) Storage of fuel for primary production activities in the Rural (Primary production) Zone and Rural (Special) Zone where it complies with the Guidelines for Safe Above-Ground Fuel Storage on Farms (Dept of Labour October 2001).

Note: Discharges from a hazardous facility may require resource consent from the Wellington Regional Council.

21.1.20 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

All 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, except as follows:.

 - (1) In the case of aerials and antennas, and their brackets or attachments, that are located on buildings, these may exceed the maximum height and maximum height to boundary standards for the Environmental Zone in which they are located by no more than 5 metres.
 - (2) Aerials and antennas attached to masts, poles and towers may exceed the maximum height for masts, poles and towers as set out in sub-clause (3) below and the maximum height for the Environmental Zone in which they are located, by no more than 5 metres. The maximum height to boundary shall not apply to the boundary of a road, road reserve or service lane. The

Policy 16.3.2(b), 16.3.2(c) and 16.3.2(d)

minimum building setback and maximum height to boundary shall not apply to the boundary of a road, road reserve or service land.

- (3) In the case of masts, poles and towers, these shall comply with a maximum height of:

(a) 20 metres in Rural, Commercial and Industrial Zones.

(b) 12 metres in Residential Zone.

(c) 10 metres in road, road reserve or service lane for any Environmental Zone.

(ii) Antennas

Residential Zone:

(1) No dish antenna shall exceed 2m in diameter;

(2) No panel antenna shall exceed 2.5m in any dimension;

Rural, Commercial and Industrial Zones:

(3) No dish antenna shall exceed 5m in diameter;

(4) No panel antenna shall exceed 2.5m in any dimension.

(iii) Building

(1) No building located above ground for network utility purposes shall exceed 10m² in gross floor area.

(2) Buildings used for network utilities purposes may encroach the minimum building setbacks in the respective Environmental Zone in which it is located, subject to compliance with the following:

(a) 3 metres from any boundary when located on a site in the Residential Zone, or adjoining the Residential Zone;

(b) Compliance with the Noise Standards for the respective Environmental Zone in which it is located.

(iv) Radiofrequency Exposure

(1) The maximum exposure levels shall not exceed the levels specified in NZS 2772:1999 *"Radiofrequency fields - Maximum exposure levels - 3 kHz to 300 GHz"*;

(2) Maximum exposure levels shall be 3kHz to 300GHz in areas normally accessible to the public.

(v) High Voltage Electricity Transmission Lines

(1) Lines for conveying electricity shall have a voltage up to and including 110kV;

(2) Setback 20 metres from dwellings.

(vi) Water Supplies

(1) Water supply and irrigation schemes and all related drains, channels, pipes and necessary incidental equipment for the conveyance of water.

(vii) Wastewater and Stormwater

- (1) Underground pumping stations and pipe networks for the conveyance or drainage of water or sewage, and necessary incidental equipment.

(viii) Traffic Management

- (1) Traffic management and control structures, street lighting, and street furniture.

(ix) Existing Network Utilities

- (1) The operation, maintenance, repair, minor upgrading and removal of existing network utilities, including existing towers, masts, poles, aerials, antennas, lines, support structures, transformers and substations.

Note: For the purposes of the above rule, “minor upgrading” means an increase in the carrying capacity, efficiency or security of electricity and telecommunication facilities, utilising the existing support structures or structures of a similar scale and character, and includes:

- (a) Addition of circuits and conductors;
- (b) Reconductoring of the line with higher capacity conductors;
- (c) Resagging of conductors;
- (d) Addition of longer or more efficient insulators;
- (e) Addition of earthwires (which may contain telecommunication lines), earthpeaks and lightning rods;
- (f) Addition of electrical fittings;
- (g) Replacement of an existing overhead line with another of similar character and scale;
- (h) Support structure replacement that does not exceed the existing support structure dimensions, and is in the same location;
- (i) Cross arm replacement that does not exceed the existing cross arm dimensions.

Note: It does not include an increase in line voltage above 110kV unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage or without the original number of conductors it was constructed to carry.

(x) Existing Energy Generation Facilities

- (1) Any activity involving the operation, maintenance and minor upgrading of existing energy generating facilities and associated structures.

Note: For the purpose of the above rule –

“Maintenance” means all activities associated with the protective care and monitoring of a hydro dam, wind turbine or power station and associated structures, in order to prevent decay, structural fatigue, erosion or dilapidation and includes maintenance of surrounds and water areas.

“Minor upgrading” means structural improvement, repair and replacement of worn or technically deficient parts of the powerhouse, hydro dams, wind turbines and structures, substations, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, other equipment and accessory buildings and structures of similar character and scale, and includes associated drilling, earthworks and vegetation removal. Also extensions to existing buildings and structures, and erection of new buildings and structures provided they meet the standards for permitted activities within the relevant Zone and the District-wide rules.

(xi) Undergrounding of Lines and Pipes

- (1) All new lines, cables and pipes in the Residential, Commercial and Industrial Zones shall be constructed underground.
- (2) No new poles shall be erected in the Residential, Commercial and Industrial Zones, other than replacing existing poles.

(xii) Reinstatement

- (1) That continuous vegetative cover shall be established over any natural ground surface disturbed for the construction, upgrade, maintenance or repair of any network utility.

(xiii) Noise Limits

- (1) Sound levels from network utilities within road reserve shall comply with the noise limits for the adjoining zone at any point within 1.5 metres of any façade of a building used for residential purposes. A façade correction of minus 3 dB shall apply in addition to the assessment provisions of NZS 6802:1991 “Assessment of Environmental Sound”.

Policy 17.3.2(b) and 17.3.2(c)

21.1.21 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

(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 21.1.21.1](#) below.
- (2) Where any activity is changed 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 21.1.21.1](#) below.
- (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 do not occur simultaneously and that operational hours or arrangements of those activities means shared 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.

(ii) Number of Vehicle Parking Spaces

- (1) Where the calculation of required vehicle parking spaces results in a fraction of a whole space, any fraction less than or equal to one half shall be disregarded; and any fraction over one half shall count as one space.
- (2) The area of required spaces, access drives, or aisles provided within a building shall be excluded from the gross floor area (GFA) of the building.
- (3) Vehicle parking spaces shall be provided for activities in accordance with [Table 21.1.21.1](#). If an activity is not listed, then the standard for the activity listed that is closest in nature to that proposed activity shall be applied. Parking requirements do not apply to temporary activities.

Table 21.1.21.1 – Parking Requirements

Activity	Parking spaces required
Accommodation Activities	1 per accommodation unit, room, or campsite, plus 1 per 2 employees
Childcare Centre	1 per employee, plus 1 per 10 persons to be accommodated in the centre.
Commercial Activities (including, but not limited to retail, supermarkets and offices)	1 per 45m ² GFA, plus 1 per 100m ² outdoor display area
Educational Facilities (primary and secondary)	1 per employee

Activity	Parking spaces required
Educational Facilities (tertiary)	1 per employee plus 1 per 10 students
Emergency Service Facilities	1 per 100m ² GFA, plus 1 per on duty staff member (excluding volunteers)
Entertainment facility	1 per 3 persons the facility is designed to accommodate
Health Facility	4 per practitioner
Hospital	1 per bed the facility is designed to accommodate, plus 1 per 2 staff members on site
Industrial Activities	1 per 50m ² GFA
Place of Assembly	1 per 4 persons the place is designed to accommodate
Residential Activities	1 per residential unit
Restaurant	1 per 4 persons the facility is designed to accommodate.
Resthome	1 per 4 beds the facility is designed to accommodate, plus 1 per employee on site.
Sports fields and playing fields	1 for every 3 participants (design capacity)
Tavern	1 per 10m ² GFA

Note 1: GFA means Gross Floor Area and includes office space associated with the primary industrial activity not commercial offices or retail space.

Note 2: Where an existing building within the Commercial Zone is being used by a permitted activity the requirements outlined above do not need to be met.

For the purposes of the above parking requirements the following definitions shall apply:

Accommodation Activities – (parking requirements) activities including associated land and buildings used for accommodating people on a temporary basis; includes but is not limited to hotels, motels, and camping grounds but excludes homestays that do not exceed four people.

Education facility – (parking requirement) facilities including associated land and buildings used for the purposes of learning and training, including facilities for preschool, primary, secondary, tertiary and adult learning.

Health facility – (parking requirement) facilities including associated land and buildings used for the purposes of providing healthcare to the community and include but is not limited to dentistry, veterinary and medical centres or clinics but excluding hospitals.

Hospital - (parking requirement) facilities including associated land and buildings used for the purposes of providing 24 hour healthcare service to the community.

Industrial Activities – (parking requirement) activities including associated land and buildings used for manufacturing, fabricating, processing, packing or storage of goods, substances or vehicles, and the servicing and repair of goods and vehicles whether by machinery or hand.

Office – (parking requirement) an activity including associated buildings or part of a building where people are engaged in a profession, business or administrative activity and includes but is not restricted to financial, law or accountancy firms, valuers, banks, architects, engineers and real estate agents.

Outdoor display area – (parking requirement) an outdoor space provided for the display of retail goods or services for purchase and excludes parking, landscaping or other similar required areas.

Outdoor recreation facility – (parking requirement) any activity whose aim is the active enjoyment of outdoor sport and includes but is not limited to grounds used for netball, rugby, cricket, and golf.

Place of Assembly – any facility and associated land and buildings for the general assembly of people engaged in deliberation, education, worship or entertainment and includes, but is not exclusive to indoor recreation facilities, theatre, marae, cinemas, halls, conference facilities, churches and education facilities.

Practitioner – person(s) who provides the principal health or veterinary services to patients including, but not limited to, doctors, physiotherapists, dentists and veterinary surgeons, but excluding support staff.

Residential unit – a self-contained residential accommodation unit to be used exclusively by one household unit and includes residential units within multi-unit and retirement village developments.

Rest Home – a facility including associated land and buildings providing care to dependent persons in a live-in situation.

Restaurant – a premises for the preparation, sale and consumption of food and drink, including cafes.

Retail – the use of land, a building or parts of a building where goods are sold and/or displayed for sale, or are offered for hire.

Tavern – any premises used or intended to be used principally for the provision of liquor and other refreshment to the public; and which is licensed as such under the Sale of Liquor Act 1989.

(iii) **Parking for the Disabled**

- (1) Any activity shall provide parking for the disabled in accordance with NZS 4121:2001 *Design for Access and Mobility – Buildings and Associated Facilities*.

(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 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.

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.

Policy 18.3.5(a)

21.1.22 Water Supply, Wastewater and Stormwater

- (a) All new water systems, waste water systems and stormwater systems shall be provided in accordance with NZS 4404:2004 *"Land Development and Subdivision Engineering"*.

Policy 18.3.14(a) and 18.3.14(b)

21.1.23 Financial Contributions

- (a) All financial contributions shall be in accordance with the requirements of [Section 23](#).

Policy 17.3.8(a) and 17.3.8(c)

21.1.24 Aerodrome Protection

- (a) Aerodrome Obstacle Limitation Surfaces

- (i) No building, other structure, mast or tree shall be located in the Aerodrome Obstacle Limitation Surfaces so as to penetrate the 1:50 approach slopes, the transitional slopes or the horizontal surface.

The Obstacle Limitation Surfaces are shown on the Planning Maps and defined in [Appendix 11](#). They comprise land in the shape of a fan, located at the ends of the landing/takeoff strips and vertically below the take-off/approach slopes of the strips.

(b) Air Noise Boundaries

- (i) Any additions or alterations to a habitable room of an existing noise sensitive activity within the Outer Air Noise Boundary (50 dBA) as shown on the Planning Maps shall be designed and constructed in compliance with one of the following:

(1) Between the 50 and 55 dBA noise contour:

- (a) By production of a design certificate from an appropriately qualified and experienced acoustic engineer, certifying that an internal noise level not exceeding Ldn 40dBA will be achieved by construction in accordance with the proposed design; or
- (b) Incorporation of the following accepted acoustic design solutions in the building:

- Standard external cladding with minimum surface density of 8 kilograms per square metre such as brick, concrete, plaster, timber or plastic weatherboard and fibre cement; and
- Internal wall linings of gypsum plasterboard of at least 12mm thickness or similar density material; and
- Continuous ceiling linings without cut-outs and of gypsum plasterboard of at least 10mm thickness or similar density material; and
- Fibrous thermal insulation batts (not polystyrene) in external wall and ceiling cavities; and
- Standard roof cladding of steel, tiles, metal tiles or butynol; and
- Standard external window and door glazing of a minimum 5mm thickness; and
- Aluminium external joinery fitted with airtight seals throughout; and
- Room glazing with a total area of no more than 50 percent of the room's total floor area.

(2) Between the 55 and 60 dBA noise contour:

- (a) Compliance with 21.1.24(b)(i)(1) above; and
- (b) Incorporation of a mechanical ventilation system in accordance with the New Zealand Building Code. Such a ventilation system shall not create more than

L_{eq} 40 dBA in the principal living room, no more than L_{eq} 30 dBA in any bedroom, and no more than L_{eq} 40 dBA in any hallway, in each building. Noise levels from the mechanical systems shall be measured at least 1 metre away from any diffuser; and

- (c) A mechanical extractor fan ducted to the outside to serve any cooking hob, if such extractor fan is not already installed and in sound working order.

Policy 13.3.2(b)

21.1.25 Coastal Environment Management Area

(a) Structures

- (i) In that part of the Coastal Environment Management Area that is within the Rural Zone, any new structure on an existing lot is a permitted activity provided it meets all of the following standards:

- (1) No part of any structure shall be located above the 40m contour above MHWS;
- (2) No part of any structure shall be located closer than 50m (in both the seaward and landward direction) from the steepest part of a terrace or escarpment;
- (3) The structure shall be located on slopes of less than 20°;
- (4) No part of any structure shall exceed 7 metres in height above natural ground level;
- (5) All buildings shall use as exterior materials:
 - (a) Natural stone; or
 - (b) Natural timber provided any stains and protectants used do not contain colorants to change the natural colour of the timber (for example, to green or red); or
 - (c) Another material painted or finished in visually muted, recessive colours, from British Standard 5252 A01 to C40 inclusive, with a reflective value of 60% or less.

(b) Number of Dwellings

- (i) In that part of the Coastal Environment Management Area that is within the Rural Zone, one dwelling per Certificate of Title.

21.2 Controlled Activities

The following are Controlled Activities:

Policy 16.3.2(b), 16.3.2(c) and 16.3.2(d)

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.

21.2.2 Hazardous Facilities

Policy 15.3.2(a) and 15.3.2(b)

- (a) 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 Controlled Activity in the Hazardous Facilities Consent Status Table ([Appendix 2](#)), and the activity complies with the permitted activity performance standards in Rule 21.1.19 above.

The matters over which control is reserved are:

- (i) Location, design, installation and operation of the facility;
 - (ii) Spill contingency and emergency management;
 - (iii) General risks to the environment.
- (b) Any hazardous facility which involves the use or storage of radioactive materials with an activity in excess of that specified as an exempt activity in the Radiation Protection Regulations 1982 but below 100 terabecquerels.

The matters over which control is reserved are:

- (i) Location, design, installation and operation of the facility;
- (ii) Spill contingency and emergency management;
- (iii) General risks to the environment.

Assessment Criteria

Controlled activities are to be assessed against the relevant assessment criteria set out in Section 22.

Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

21.2.3 Wetland Restoration and Enhancement

- (a) Any modification to indigenous vegetation within wetland for enhancement and restoration purposes, including the planting of exotic species (but not weed or pest removal), shall be a controlled activity.

The matters over which control is reserved are:

- (i) The removal, damage or modification of indigenous vegetation;
- (ii) Changes to the hydrology of the wetland;
- (iii) The species for planting;
- (iv) Ongoing wetland management.

21.2.4 Meteorological Structures

- (a) Any Meteorological structure in the Rural (Primary Production) or Rural (Special) Zones that exceeds the maximum height standard specified in Rule 21.1.20, and complies with the standards for a Controlled Activity.

The matters over which control is reserved are:

- (i) Height;
- (ii) Siting;
- (iii) Design;
- (iv) Duration of installation.

21.2a Standards for Controlled Activities:

- (a) Meteorological structures
- (i) Maximum height of 100 metres;
 - (ii) Minimum setback of a horizontal distance between the centre of any structure and the site boundary shall be no less than 1.5 times the height of the structure;
 - (iii) Minimum dwelling setback of a horizontal distance between the centre of any structure and any dwelling (excluding a dwelling located on the site on which the structure is located) shall be no less than 4 times the height of the structure.

21.3 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

*Policy 16.3.2(b), 16.3.2(c),
16.3.2(d) and 16.3.2(e)*

21.3.1 Network Utility Structures within Road Reserve

- (a) Network utility masts, antennas, aerials, poles, lines and support structures within legal road that are not permitted or controlled activities.

Discretion is restricted to the following matters:

- (i) Structure size;
- (ii) The location and siting of the structure within the legal road;
- (iii) The design and external appearance of the structure;
- (iv) The safety of road users.

Policy 16.3.2(a)

21.3.2 Buildings within 20m of a High Voltage Transmission Line

- (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).

Discretion 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 manner in which adverse effects associated with reverse sensitivity are avoided, remedied or mitigated.

21.3.3 Work Undertaken on a Notable Tree or Street Tree

Policy 10.3.2(b)

- (a) Any work undertaken on a Notable Tree listed in [Appendix 1.4](#) or any Street Tree not undertaken in accordance with the standards for permitted activities, or which involves removing or pruning the tree.

Discretion is restricted to the following matters:

- (i) Ensuring that any adverse effects on the tree's health are avoided, remedied or mitigated through the use of appropriate arboricultural techniques;
- (ii) Ensuring that the work undertaken minimises any alteration to the particular factors which led to the tree being scheduled;
- (iii) Options for the tree's management, including relocation or protection;
- (iv) Disposal of timber;
- (v) Archival recording; and
- (vi) Replacement planting.

21.3.4 Activities within Contaminated Land

Policy 15.3.5(c)

- (a) Any activity on Contaminated Land as listed in [Appendix 3.1](#).

Discretion is restricted to the following matters:

- (i) Site remediation measures;
 - (ii) Other works to mitigate potential adverse effects;
 - (iii) Covenants and bonds.
- (b) Any activity on land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) in Appendix 3.2.

21.3.5 Noise Sensitive Activities within Outer Air Noise Boundary

Policy 17.3.8(a) and 17.3.8(c)

- (a) Any new noise sensitive activity located within the Outer Air Noise Boundary (50dBA contour) as shown on the Planning Maps.

Discretion is restricted to the following matters:

- (i) Acoustic insulation measures;
- (ii) Other acoustic mitigation measures;
- (iii) Location of the proposed activity;
- (iv) Other measures necessary to protect the operational requirements of the Aerodrome.

Policy 11.3.2(g)

21.3.6 Goat Farming

- (a) Any goat farming within 2km of the Rural (Conservation Management) Zone.

Discretion is restricted to the following matters:

- (i) The area and location of the activity in relation to (ii), (iii) and (iv) below;
- (ii) The risk of reinvasion should goats escape from the site (i.e. proximity to conservation land, or features that act as natural corridors to invasion);
- (iii) The ability to confine goats within the site (i.e. some terrain can be difficult to fence effectively due to such factors as steepness, watercourses, vegetation, etc), and the adequacy of fencing standards for the site;
- (iv) Potential effect on indigenous vegetation and habitat for indigenous fauna on the site or in the adjacent conservation area.

21.3.7 Financial Contributions

Policy 18.3.14(a) and 18.3.14(b)

Refer Rule 20.1.2(i) for Subdivisions

- (a) Any financial contributions (excluding for subdivisions) not in accordance with the requirements of [Section 23](#).

Discretion is restricted to the following matters:

- (i) Matters listed in Section 23.

21.3.8 Roads, Access, Parking and Loading Areas

Policy 17.3.2(b)

- (a) Any activity that does not comply with the requirements in Rule 21.1.21.

Discretion is restricted to the following matters:

- (i) Development and site characteristics;
- (ii) Access;
- (iii) Availability of alternative private or public access, parking or loading areas;
- (iv) Design, layout, number and standard of parking and loading areas;
- (v) Design and construction of roads and access;
- (vi) Financial contributions.

21.3.9 Structures in the Coastal Environment

Policy 13.3.2(b)

- (a) Any structure not complying with the permitted activity standards for structures in the Coastal Environment Management Area.

Discretion is restricted to the following matters:

- (i) Design and appearance of buildings and outdoor areas;
- (ii) Landscape treatment and screening;
- (iii) Effects on the natural character and landscape values;
- (iv) Effects of activities on adjacent properties and public open spaces;
- (v) Effects on any historic, cultural or archaeological site;
- (vi) Risks from natural hazards;
- (vii) Access.

21.3.10 Meteorological Structures

Policy 16.3.5(b)

- (a) Any meteorological structure that does not comply with the standards for permitted activities and is not otherwise specified as a Controlled Activity.

Discretion is restricted to the following matters:

- (i) Siting and design;
- (ii) Duration of installation;
- (iii) Height.

21.3.11 Helicopter Landing Areas

Policy 17.3.8(b)

- (a) Any helicopter landing area.

Discretion is restricted to the following matters:

- (i) Hours of operation;
- (ii) Flight frequency;
- (iii) Approach and departure flightpaths minimising overflight of residential activities;
- (iv) Application of non-statutory guidelines, such as HIA Fly Neighbourly Guidelines;
- (v) The extent of servicing and status as a heliport.

21.3.12 Indigenous Vegetation

Policy 11.3.2(c)

- (a) Any disturbance, removal, damage or destruction (“modification”) of indigenous vegetation within 20 metres of a river or a water body. This rule does not apply to entirely artificially created water bodies (e.g. duck ponds, existing farm drains) or vegetation in gardens.

- (b) Any disturbance, removal, damage or destruction (“modification”) of indigenous vegetation not complying with the permitted activity standards in Rule 21.1.6.

Discretion is restricted to the following matters:

- (i) The significance of the affected indigenous vegetation or habitat of indigenous fauna in terms of ecological, intrinsic, cultural or amenity values.
- (ii) The extent to which an area of affected indigenous vegetation or habitat of indigenous fauna and its inter-relationship with other habitats or areas of indigenous vegetation represents or exemplifies the components of the natural diversity of a larger reference area.
- (iii) The sustainability of the habitat or area of vegetation proposed to be modified or damaged or of any adjoining habitat of vegetation to an area proposed to be affected.
- (iv) Whether any affected area of indigenous vegetation is naturally occurring or has been artificially created.
- (v) The degree to which the vegetation or habitat is threatened or is uncommon in the ecological district within which it is located.
- (vi) Whether any affected area contains a vegetation type or species of flora or fauna that is regionally rare or threatened.

Notification and service of Application

An application for resource consent for restricted discretionary activities made under Rule 21.3.12 need not be notified; and need not be served on affected persons.

Policy 12.3.2(c)

21.3.13 Motorised commercial recreation on the surface of freshwater

- (a) Any motorised commercial recreation on the surface of freshwater.

Discretion is restricted to the following matters:

- (i) The scale, character and nature of the activity, including the frequency and size of watercraft associated with the activity.
- (ii) Potential for conflict between the activity/structure and other users of the same waterbody.
- (iii) Effects of activities on land associated with the proposed activity including the impact on public access.
- (iv) Extent to which the activity will reduce opportunities for recreational activities.
- (v) Effects of the activity on the intrinsic and natural values of the waterbody.

Policy 14.3.2(b) and 14.3.2(c)

21.3.14 Flood Hazard Area and Erosion Hazard Area

- (a) Any activity within the Flood Hazard Area or Erosion Hazard Area that does not comply with the standards in Rule 21.1.17.

Discretion is restricted to the following matters:

- (i) The effects of the activity on the likelihood of flooding and/or erosion, or increase in its magnitude, including to other properties.
- (ii) Risks to people and property.
- (iii) Mitigation measures to manage the risks from flooding or erosion.

21.3.15 Water Supply, Wastewater and Stormwater

Policy 18.3.5(a), 18.3.5(b) and 18.3.5(c)

- (a) Any activity that does not comply with the requirements in Rule 21.1.22

Discretion is restricted to the following matters:

- (i) Potable water supply, water storage and treatment;
- (ii) Wastewater collection, treatment and disposal;
- (iii) Stormwater collection, treatment and disposal; and
- (iv) Financial contributions.

Assessment Criteria

Restricted discretionary activities are to be assessed under the relevant assessment criteria set out in Section 22.

21.3a Standards for Restricted Discretionary Activities

- (a) Helicopter Landing Area

Policy 17.3.8(b)

- (i) No helicopter movement (landing or departure) shall result in noise levels exceeding L_{max} 70 dBA during 10pm to 7am or L_{max} 90 dBA at all other times, when measured at the notional boundary.

21.4 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 landscape listed in [Appendix 1.1](#) 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 1.5](#)

Policy 9.3.2(b) and 9.3.2(c)

Policy 9.3.2(b) and 9.3.2(c)

Policy 11.3.5(b) and 11.3.5(c)

Policy 10.3.2(b) and 10.3.2(c)

	Archaeological and Geological Sites and Appendix 1.6 Sites of Significance to Tangata Whenua.
<i>Policy 10.3.2(b) and 10.3.2(c)</i>	(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 21.5(a).
<i>Policy 10.3.2(b) and 10.3.2(c)</i>	(g) The following activities within the Historic Heritage Precincts listed in Appendix 1.8 : (i) New buildings, including accessory buildings and the premises; (ii) Alteration, addition or reconstruction of any buildings; (iii) Signs within the Residential Zone; (iv) Demolition, removal or relocation of structures and buildings.
<i>Policy 10.3.2(b) and 10.3.2(c)</i>	(h) Any repairs and maintenance in any Historic Heritage Precinct listed in Appendix 1.8 and located in a Rural or Residential Zone.
<i>Policy 19.3.2(b) and 19.3.2(c)</i>	(i) Boarding kennels and catteries.
<i>Policy 16.3.5(b)</i>	(j) Wind energy facilities.
<i>Policy 18.3.11(e)</i>	(k) Any activity within the Greytown Future Development Area that is not consistent with the Structure Plan for this area.
<i>Policy 11.3.5(b) and 11.3.5(c)</i>	(l) Any activity involving the disturbance, removal, damage or destruction (“modification”) of a wetland.
<i>Policy 18.3.11(b)</i>	(m) Development Concept Plan in a Future Development Area.
<i>Policy 15.3.2(a) and 15.3.2(b)</i>	(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 21.1.19 above.
<i>Policy 18.3.11(b)</i>	(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.
<i>Policy 17.3.8(b)</i>	(p) Any helicopter landing area that does not comply with the standards for a restricted discretionary activity in Rule 21.3.12.
<i>Policy 13.3.2(b)</i>	(q) Earthworks of more than 50m ³ within any twelve month period within the Coastal Environment Management Area and Foreshore Protection Area.
<i>Policy 12.3.2(a)</i>	(r) Earthworks of more than 50m ³ within 25 metres of a Significant Waterbody listed in Appendix 1.9 .
<i>Policy 12.3.2(a)</i>	(s) Earthworks of more than 50m ³ within 5 metres of any other waterbody.

Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

21.5 Non-Complying Activities

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.

Policy 10.3.2(b)

PART C – CONSENT PROCESS AND GENERAL PROVISIONS

22 ASSESSMENT CRITERIA

22.1 Consents under District Wide Rules

These criteria are not exclusive, as other criteria may be considered when assessing a discretionary activity.

22.1.1 Subdivision

(a) General Assessment Criteria

Amenity

- (i) The extent to which the area's amenity values and character are protected and/or enhanced.
- (ii) The provision to mitigate reverse sensitivity effects where specific site characteristics and the nature of adjoining land uses are likely to generate the potential for complaints about adjoining land based primary production activities.

Natural Resources

- (iii) The extent to which existing landforms, significant trees, indigenous vegetation and habitats and waterbodies are protected and/or enhanced.
- (iv) Whether the subdivision would create adverse effects on groundwater quality in areas where groundwater quality.
- (v) The provision for esplanade reserves and/or strips.

Physical Resources

- (vi) Whether the subdivision is consistent with the requirements of New Zealand Standard 4404:2004 Land Development and Subdivision Engineering and other related standards.
- (vii) The provision of a potable water supply.
- (viii) The adequate and effective disposal of sewage and stormwater, or the ability of every lot to dispose of sewage and stormwater effectively without risk to public health and the environment.
- (ix) The cumulative impacts on infrastructure and its efficient use and development, including the capacity, safety and efficiency of the roading and rail network, and the ability of the area's utility services to function efficiently.
- (x) The adequate provision of access within every lot to meet modern vehicular standards.
- (xi) The provision of renewable energy and energy efficiency in the design and construction methods of the subdivision, and the consequential land use development.

Development

- (xii) Whether the design and layout of the subdivision avoids, remedies or mitigates any adverse effects on the surrounding environment.

- (xiii) Whether the proposed subdivision will create an additional lot for building/development or will change the use of the affected land.
- (xiv) The ability of any existing or likely proposed building to comply with all standards in this Plan.
- (xv) The ability of every allotment of land to accommodate a conforming dwellinghouse or a principal building and to be utilised in a manner that can comply with the Plan provisions.
- (xvi) The potential for financial contributions to avoid, remedy or mitigate any adverse effects on the environment.
- (xvii) Whether additional reserve land is necessary, including connections to existing and future reserves, to provide for the increased demand on the reserve network as a result of the subdivision.
- (xviii) The extent to which the subdivision is consistent with the Development/Management/Structure Plan for the area.
- (xix) The effects on the safe and efficient operation of Hood Aerodrome.

Heritage

- (xx) The effects on any historic or archaeological site and the surroundings associated with any historic or archaeological site.
- (xxi) The effect of the subdivision on the values of any waahi tapu site and any resources of significance to Tangata Whenua.

Hazards

- (xxii) The risk where land is subject to flooding or inundation, erosion, landslip or subsidence, or is within an identified natural hazard high-risk area.
- (xxiii) The extent to which earthworks are required and the effects of earthworks on the site and surrounding environment.
- (xxiv) The risk of fire, and whether mitigation measures will effectively mitigate this risk.

(b) Contaminated Land

- (i) The existence and nature of any hazardous substance in, on, or under the land that may adversely affect the environment, and the works or other solutions proposed to avoid, remedy or mitigate those effects.

(c) Historic Heritage Precinct

- (i) The nature, form and extent of the proposed activity and its consistency with the environmental outcomes for the relevant precinct.
- (ii) Any measures proposed to protect or enhance the character of the street, including the implementation of any planting or landscaping.

- (iii) The extent to which the proposal is consistent with the principles of the South Wairarapa Town Centres Design Guide (Refer [Appendix 8](#)).
- (d) **Greytown Villas Character Area**
 - (i) Whether subdivision provides for lots that accord with the development shown on the Greytown Villas Indicative Concept Plan ([Appendix 9](#)), and provide for buildings that meet the special development requirements for buildings under Rule 5.5.3(b) and 1.1.1.
- (e) **Jellicoe Residential Character Area**
 - (i) Whether subdivision follows the layout, lot size, orientation, and dimensions as shown on the Jellicoe Residential Character Area Structure Plan ([Appendix 10](#)), and provides for buildings to meet the special development requirements for buildings under Rule 1.1.1. A subdivision proposal may reduce the total number of lots shown on the Structure Plan such that the total number of residential units is reduced.
 - (ii) Any proposed restrictions on Certificates of Title that relate to controls on development, subdivision and land use should be consistent with the Structure Plan, and should not be contrary to promoting the maintenance and enhancement of amenity values within the Martinborough Residential Area.
 - (iii) The provision of services and utilities to connect with the existing urban infrastructure.
 - (iv) The relationship of the development with land uses on adjacent properties.
- (f) **Access to State Highway or a Limited Access Road**
 - (i) The approval of Transit New Zealand, as road controlling authority for State Highways and Limited Access Roads; or the relevant territorial authority for any Limited Access Roads not controlled by Transit New Zealand being obtained.
 - (ii) Location and design of access onto the State Highway network or Limited Access Road.
 - (iii) The extent to which the proposal is consistent with the Transit NZ Planning Policy Manual (SP/M001).
- (g) **Access over or under the Wairarapa Railway**
 - (i) The approval of ONTRACK, the rail premises owner and/or the railway access provider for the Wairarapa Railway, for any access to be obtained over a road/rail level crossing.
 - (ii) Location and design of access over and under the Wairarapa Railway.
- (h) **Conservation Lots**
 - (i) The significance of the natural area/heritage feature.
 - (ii) The likelihood of separate ownership enabling the effective protection of the natural area/heritage feature, including whether the area is of sufficient size.

- (iii) The provision of appropriate legal protection for the conservation lot, in perpetuity, on the title of the land.

22.1.2 Notable and Street Trees

- (i) The condition of the notable or street tree.
- (ii) The visual value of the tree to its surrounds and its contribution to neighbourhood amenity, and the extent to which the activity will adversely affect this.
- (iii) Whether the notable or street tree is causing or likely to cause damage to property or danger to life.
- (iv) Any adverse effects the notable or street tree is creating.
- (v) Whether the activity is likely to damage any part of the notable or street tree, including its roots, or endanger its health or stability.
- (vi) Alternative locations for conducting the activity or whether it can be undertaken without adversely affecting the notable or street tree's health or appearance.
- (vii) The extent to which excavation is necessary to preserve or maintain the efficiency or safety of any public work, network utilities or road.
- (viii) Whether a replacement tree, of appropriate size and suitability, can be established and maintained on the site.
- (ix) Whether the notable or street tree inhibits the growth of a more desirable specimen nearby.
- (x) The arboreal impact of removing one or more specimens.

22.1.3 Historic Heritage (including archaeological sites) and Sites Significance to Tangata Whenua

- (i) The extent to which the heritage value, integrity and character of the site or item will be maintained or enhanced.
- (ii) The effect of any removal, demolition, relocation, modification, addition or alteration on the historic values of the site or item.
- (iii) The extent to which any proposed mitigation measures will protect or preserve the value and/or significance of the site or item.
- (iv) The importance of the site or item in its locality and its contribution to the area's amenity and character.
- (v) Where additions, alterations or the erection of new buildings are proposed, the extent to which the proposals are consistent with the original period style, design and construction of other buildings in the precinct or area.
- (vi) The immediate or cumulative effects on local heritage of the alteration, addition or modification to the site or item.
- (vii) Where the site or item is part of a group of similar features, any adverse effect on the integrity of the group.

- (viii) The extent to which the alteration, addition or modification of a building reflects the architectural style, character and scale of the site.
- (ix) The extent to which the alteration, addition or modification of a building preserves the typical character of building frontages in the street.
- (x) Whether there are any adverse effects on the curtilage of the site.
- (xi) The extent to which the site or item will be disturbed or modified as a result of the subdivision, use or development, including earthworks.
- (xii) Site suitability, and the extent to which alternative sites or locations have been considered.
- (xiii) Whether the subdivision, use or development can take place on the site without adversely affecting the site's significance.
- (xiv) Consultation with tangata whenua where applications relate to, or may potentially affect, sites of significance to tangata whenua identified in Appendix 1.5, 1.6 or 1.7 of the Plan.
- (xv) Consultation with the Historic Places Trust where applications relate to, or may potentially affect, heritage items identified in Appendix 1.7 of the Plan.

22.1.4 Historic Heritage Precinct

- (i) The nature, form and extent of the proposed activity and the extent to which it is consistent with the environmental outcomes intended for the relevant precinct.
- (ii) Any measures proposed to protect or enhance the character of the street, including the implementation of any planting or landscaping.
- (iii) For sites within Greytown, Martinborough and Featherston, the extent to which the proposal is consistent with the principles of the South Wairarapa Town Centres Design Guide (Refer [Appendix 8](#)).
- (iv) Where a proposal involves the addition or alteration to a building, or the erection of a new building, the proposal's consistency with the original age, design and construction of the building or feature or its consistency with the other buildings in the precinct or area.
- (v) The effect of subdivision on the values of the Historic Heritage Precinct in terms of maintaining historical integrity and the curtilage of the precinct.
- (vi) The extent to which the heritage value, integrity and character of the Historic Heritage Precinct will be maintained or enhanced.

22.1.5 Outstanding Landscapes and Natural Features

- (i) The extent to which the landscape or natural feature will be disturbed or modified as a result of the activity or development, including earthworks.
- (ii) Mitigation to minimise adverse visual and/or landscape effects of the activity, including screening through plantings or the reinstatement of any previous plantings.
- (iii) The ability of the Outstanding Landscape or Natural Feature to absorb the overall impact of the activity or development.
- (iv) Site suitability, and the extent to which alternative sites or locations have been considered.

The following factors will be considered when assessing potential adverse effects on an Outstanding Landscape or Natural Feature or when assessing nominated areas for inclusion as such:

- Natural science factors, including geological, topographical, ecological and dynamic components;
- Aesthetic values, including memorability and naturalness;
- Transient values, including the occasional presence of wildlife or the area's values at certain times of the day or of the year;
- Expressiveness/legibility, including how obviously the landscape demonstrates the formative processes leading to it;
- Historical associations;
- Value to Tangata Whenua;
- Whether the values are shared and recognised.

22.1.6 Significant Natural Areas and Areas of Indigenous Vegetation and Habitats of Indigenous Fauna

- (i) Effects of the activity on the ecological, intrinsic, cultural or amenity values of the area.
- (ii) The effectiveness of any existing or proposed protection or enhancement mechanisms.
- (iii) The significance of the affected indigenous vegetation or habitat of indigenous fauna, in terms of meeting the criteria listed below.

Criteria for determining the significance of areas of indigenous vegetation and habitats of indigenous fauna

- Representativeness;
 - Contains an ecosystem that is unrepresented, uncommon or unique;
- Rarity: Contains or supports:
 - Threatened ecosystems;
 - Threatened species;
 - Endemic species.
- Diversity: Diversity of ecosystems, species, vegetation.
- Distinctiveness:

- Large population of viable species;
- Natural state;
- Uninterrupted ecological sequence;
- Significant Landforms.
- Continuity: Corridor or buffer zone present.
- Ecological Restoration: Contains/supports indigenous vegetation/habitat that contributes to the recovery or restoration of threatened or uncommon species. Ability of the area to be restored.
- Sustainability: Including size, shape, activities on boundary, adjoining protected areas, links and management.

22.1.7 Geological Sites

- (i) The extent to which the site and/or feature will be disturbed or modified as a result of the activity or development, including earthworks.
- (ii) Mitigation measures to minimise adverse effects of the activity, and whether they will protect the significance of the site.
- (iii) Site suitability, and the extent to which alternative sites or locations have been considered.
- (iv) Whether the activity or development can take place on the site without adversely affecting the site's significance.

22.1.8 Surface of the Water

- (i) The scale, character and nature of the activity including the frequency and size of watercraft associated with the activity.
- (ii) Potential for conflict between the activity/structure and other users of the same waterbody, as well as natural values.
- (iii) Effects of activities on land associated with the proposed activity including the impact on public access.
- (iv) Extent to which the activity will reduce opportunities for recreational activities.
- (v) The extent to which the structure on the surface of the water is visually dominant, particularly when viewed from any public place.
- (vi) Levels of traffic generated by the activity, its compatibility with the adjoining road and the extent to which road safety is affected.

22.1.9 Foreshore Protection Area

- (i) The nature, form, scale and extent of the proposed building or structure.
- (ii) The necessity for the building or structure, and any alternative methods and locations available.

- (iii) The effect the building or structure will have on the visual amenity, openness, landscape values and natural character of the foreshore.
- (iv) Changes to the hazard risk resulting from climate change.
- (v) The risk to structures from coastal erosion, storm surges, tsunami, flooding, instability, erosion, landslip or subsidence, and the extent to which these risks have been avoided or mitigated.

22.1.10 Fault Line Hazard Area

- (i) The type and nature of ground rupture or ground deformation likely to occur as a result of movement along the fault line.
- (ii) The nature of the activity, its intended uses including whether it is temporary or permanent, and the degree to which people or property are at risk.
- (iii) The distance of any proposed structure from the fault line.
- (iv) The degree to which the effects of an earthquake or earth movement can be avoided or mitigated through structural design.

22.1.11 Flood Hazard Area

- (i) Changes to flood risk resulting from climate change, particularly, adopting the precautionary approach for the frequency and intensity of events.
- (ii) The nature of the activity, its intended uses, including whether the use is temporary or permanent, and the degree to which people or property are put at risk as a result of the activity.
- (iii) Any risk to the structure or proposed activity from erosion or avulsion.
- (iv) The degree to which structural design can avoid or mitigate the effects of flooding.
- (v) The degree to which the structure or activity may exacerbate or alter the effect of flooding.
- (vi) Risks to occupants.
- (vii) Whether the activity or proposal is likely to increase demand for flood protection.

22.1.12 Erosion Hazard Area

- (i) The nature of the activity, its intended uses, including whether the use is temporary or permanent, and the degree to which people or property are put at risk as a result of the activity.
- (ii) The degree to which structural design can avoid or mitigate the effects of erosion.
- (iii) The degree to which the structure or activity may exacerbate or alter the effect of erosion.

- (iv) Risks to occupants.
- (v) Whether the activity or proposal is likely to increase demand for erosion protection.

22.1.13 Hazardous Substances and Facilities

- (i) The systematic assessment of risks relating to the hazardous facility, including site hazards, possible accident scenarios and the likelihood of them occurring, exposure pathways (such as inhalation or ingestion), and receiving environments (people, waterways, buildings/infrastructure etc.). The risk assessment will include possible cumulative effects resulting from the proposed facility together with other facilities of similar risk profiles the vicinity.
- (ii) Proximity of the hazardous facility to sensitive areas including:
 - (1) Residential Zones, schools, early childhood centres and rest homes;
 - (2) Aquifer recharge areas and surface water;
 - (3) Features of historic value, and areas of significance to Tangata Whenua, Outstanding Landscapes and Natural Features and Significant Natural Areas.
- (iii) The nature and quantity of the hazardous substance on site.
- (iv) The potential risk to terrestrial and aquatic ecosystems.
- (v) Site design and management including:
 - (1) Site drainage and off-site infrastructure e.g. stormwater and wastewater drainage systems;
 - (2) The management of wastes containing hazardous substances;
 - (3) Spill containment measures for liquid hazardous substances;
 - (4) Monitoring and maintenance measures;
 - (5) Risk mitigation and management measures including:
 - (a) an emergency management plan;
 - (b) fire safety and fire water management, in particular for flammable and reactive substances;
 - (c) staff competency, training and development;
 - (d) compliance with relevant standards and codes of practice.
- (vi) Any adverse effects on the operation and safety of the roading network arising from transporting hazardous substances to and from the site, where this is a relevant part of the facility.
- (vii) Risk of natural hazards to the site, as applicable.
- (viii) Consideration of alternative locations or methods for undertaking the activity, including using substances of lesser

hazard, using smaller quantities of the hazardous substances, changing the site layout or adopting processes of lower risk.

22.1.14 Contaminated Land

- (i) The nature and extent to which the site is contaminated.
- (ii) The effectiveness of a health and safety plan which addresses:
 - (1) Avoidance of off-site effects;
 - (2) Site remediation measures;
 - (3) Measures to ensure the safe operation of the activity on the contaminated land;
 - (4) Consideration of alternative locations.
- (iii) The effectiveness of measures to avoid, remedy or mitigate potential adverse environmental effects arising from the escape of the contaminant(s).

22.1.15 Network Utilities and Meteorological Structures

- (i) The size and scale of proposed structures and whether they are in keeping with the size and scale of any existing development.
- (ii) Any statutory, operational, economic, technological or geographical reasons why the utilities including structures cannot be placed underground.
- (iii) The extent to which the design and appearance or location of new or additional network utilities, including associated structures, adversely affect:
 - (1) the safety and efficiency of the road network;
 - (2) the character, amenity values, including streetscapes, of the surrounding area;
 - (3) the values and attributes of any site or areas of natural and/or cultural heritage.
- (iv) Whether there are any significant demonstrable adverse effects on people's health and safety.
- (v) Whether alternative locations, routes or other options are economically, operationally, physically or technically practicable.

22.1.16 Roads, Intersections, Access, Parking & Loading Areas

- (i) The position and function of the road within the road hierarchy, the actual speed environment of the road, traffic volumes and any other factors that will affect congestion and conflict between vehicles.
- (ii) The vehicle type using the site, the time of day the site is inhabited and the anticipated vehicle generation.

- (iii) The extent to which the safety and efficiency of the road and rail network or the safety of road users may be adversely affected.
- (iv) Whether there will be any adverse effects on the safety of pedestrians using the roads, footpaths or vehicle crossings.
- (v) The adequacy of on site parking needed for the activity(s) and whether it can be demonstrated that less than normal demand is anticipated.
- (vi) Proposed methods for avoiding, remedying or mitigating any potential adverse effects including:
 - (1) Improving the visibility of vehicle crossing points;
 - (2) Alternative design, construction, or location;
 - (3) Alternative options for supplying the requisite vehicle parks.
- (vii) Whether parking can be provided on a nearby site, with the area occupied by parking being legally tied to the title of the application site.
- (viii) Whether there is sufficient off-street public parking in the vicinity.
- (ix) Whether the access, parking or loading would have an adverse effect on the special character or amenities of the site.
- (x) Whether the vehicle parking area can serve two or more individual activities which have different peak parking demands.
- (xi) Whether the parking demand can be accommodated on-street without generating adverse parking or environmental effects on other properties and activities.
- (xii) Any adverse visual effects on the amenity and character of surrounding allotments and the zone.
- (xiii) The details and outcome of any consultation undertaken with the Road Controlling Authority (Transit New Zealand and/or District Council) and the rail premises owner and/or the railway access provider (ONTRACK).

22.1.17 Artificial Light

- (i) The extent to which the light will adversely affect adjoining allotments.
- (ii) The impact of light direction on the safe and efficient operation of the road network.
- (iii) The extent to which the light(s) are necessary for reasons of security, public amenity, or safety.
- (iv) The hours during which the lighting will operate.
- (v) Proposed methods to avoid, remedy or mitigate potential adverse effects including the height, orientation, angle, and shielding of the light source.

22.1.18 Coastal Environment

- (i) The actual and potential effects of the location, type and density of subdivision and development on coastal amenity, landscape, open space, heritage values, ecological values, riparian management, foreshore management, and the natural character of the rural and coastal environment.
- (ii) Whether the subdivision/development introduces built structures to the coastal environment, and their effects on the open coastal vistas from public viewpoints, in particular where public roads are in close proximity to the coastal margin.
- (iii) The cumulative effects of subdivision and development on the coastal environment and the provision of infrastructure and services.
- (iv) The risks from natural hazards.
- (v) The extent to which public access is maintained and enhanced to the coast, including the provision of esplanade reserves.
- (vi) The extent to which the subdivision and development protects historic heritage, archaeological sites and waahi tapu sites.
- (vii) Whether the area is known for its importance as a food gathering or mahinga mataitai and/or mataitai area, and the development's effects on these areas.
- (viii) The extent to which a proposal on the landward side of MHWS will affect the coastal marine area.
- (ix) The extent to which the subdivision and development is consistent with the 'Caring for our Coast' Guidelines and any applicable Management/Structure Plan.

22.1.19 Goat Farming

- (i) The proximity of the site to Forest Parks and Conservation Areas, and whether the proposed site has a contiguous boundary or natural corridor with any land managed by the Department of Conservation.
- (ii) The effect of the activity on any aspect of the natural environment including ecosystems, soils, vegetation, wildlife habitats, water quality, historic sites and sites of significance to Tangata Whenua.
- (iii) The effects on indigenous vegetation and habitats including:
 - (1) The representativeness of the affected vegetation or habitat and its interrelationship with other habitats or areas of indigenous vegetation;
 - (2) Whether any affected area of vegetation is naturally occurring or has been artificially created;
 - (3) Whether the vegetation of habitat is uncommon in that part of the Wairarapa within which it is located;

- (4) Adverse effects on the general occurrence of the species in the Wairarapa, and on landscape amenity values; and
- (5) Whether any measures are proposed to avoid or mitigate any adverse effects and protect or enhance natural and physical resources.
- (iv) The ability to confine goats within the site, including the adequacy of fencing.

22.1.20 Wind Energy Facilities

- (i) The landscape and visual effects of the proposal, including:
 - (1) The extent to which the proposal will adversely affect rural character, views from residences, key public places, including roads, and recreation areas.
 - (2) The visibility of the proposal, including the number of turbines and their height.
 - (3) The extent to which the proposal will adversely affect the natural character of the coastal environment, waterbodies, and outstanding landscape or natural features.
 - (4) The extent to which any aspects of the proposal can be sited underground.
- (ii) The ecological impact of the proposal, including the extent of disruption to vegetation and habitat, any impacts on waterways, and the likely effect on birds and other fauna.
- (iii) The effects on heritage, cultural, geological and archaeological values and sites.
- (iv) The effects of traffic and vehicle movements.
- (v) The actual or potential noise effects of the construction, development and operation of the wind energy facilities, including particular consideration of the special audible characteristics, and the proximity to and effect on settlements or dwellings, and the ability to meet NZS 6808:1998 "*Acoustics – The Assessment and Measurement of Sound from Wind Turbine Generators; and other relevant standards such as NZS 6803:1999 "Construction Noise"*".
- (vi) The extent to which the proposal will adversely affect amenity values of the surrounding environment, including the effects of electromagnetic interference to broadcast or other signals, blade glint and shadow flicker.
- (vii) The extent of any earthworks, including the construction of access tracks, roads and turbine platforms.
- (viii) The cumulative effects of the proposal.
- (ix) The benefits to be derived from renewable energy.

22.1.21 Activities, including subdivision, near High Voltage Transmission Lines

- (i) The extent to which the subdivision/building design mitigates the effects of the lines (e.g. siting of buildings, roads, reserves).
- (ii) The ability for continued access to existing transmission lines for maintenance, inspection and upgrading.
- (iii) The minimisation of risk or injury and/or property damage from such lines.
- (iv) The extent to which potential adverse visual effects are mitigated through the location of building platforms.
- (v) The extent to which any earthworks and other activities comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
- (vi) The nature and location of any proposed vegetation to be planted in the vicinity of transmission lines.
- (vii) The outcome of any consultation with the affected utility operator.

22.1.22 Future Development Area

- (i) Compatibility and connectivity of the proposed development with the surrounding environment.
- (ii) The effects of traffic and vehicle movements.
- (iii) The effects on infrastructure and its efficient use and development, including the capacity safety and efficiency of the roading and rail network, and the ability of the area's utility services to function efficiently.
- (iv) The effects on natural features, natural character, historic heritage, waahi tapu and archaeological sites.
- (v) The risks where land is subject to natural hazards, and how the risks of the hazards are to be effectively avoided, remedied or mitigated.
- (vi) Whether any reserve sensitivity issues are likely to be experienced with the proposed activities within the Future Development Area, and if so, the extent to which the Development Concept Plan mitigates the associated effects.
- (vii) The extent to which the Development Concept Plan is consistent with any Structure Plan for the area.

22.1.23 Aerodrome Protection

- (i) The proposed location of any noise sensitive activity in relation to airport activities.
- (ii) Potential effects arising from the proximity of the airport, aircraft approach/takeoff paths, lead-in lighting, navigational aids, and the potential of buildings or structures to create glare,

- electromagnetic interference, smoke, mechanical turbulence, other adverse effects.
- (iii) Potential effects of airport operations, in particular noise, and health and safety effects from low flying aircraft, on any noise sensitive activity.
 - (iv) Consideration of the operational requirements of the airport, particularly aircraft take-off and landing approaches, helicopter hover points, and aircraft using navigational aids/lighting.
 - (v) Proposed methods for avoiding, remedying or mitigating potential adverse effects of air noise, such as insulation, shielding or barriers.

22.1.24 Helicopter Landing Areas

- (i) The frequency and hours of flight operations.
- (ii) The extent to which the helicopter depot and flight operations will have an adverse effect, such as noise, light and dust effects, on adjacent activities.
- (iii) The necessity to locate on the site and the availability and feasibility of other alternatives.
- (iv) The ambient sound level and the impact of any cumulative increase.
- (v) The contrasts between the predicted noise of the proposed activity and the existing noise environment in terms of level, character, duration and timing.
- (vi) The level by which noise standards will be exceeded, and its duration, particularly during the hours of darkness.
- (vii) Whether the noise will detract from the amenity or general environmental quality of the surrounding zone.
- (viii) Proposed methods for avoiding, remedying or mitigating potential adverse effects including insulation, shielding and barriers.
- (ix) Use of protocols, codes of practice and industry guidelines.

22.2 Consents under Zone Rules

Note: These criteria are not exclusive as other criteria may be considered when assessing discretionary and non-complying activities.

22.2.1 Development

Whether the desired environmental outcome achieves a consistent and appropriate standard of infrastructure, such as through compliance with NZS 4404: 2004 Land Development and Subdivision Engineering, and NZS HB 44:2001 Subdivision for People and the Environment.

22.2.2 Building Height

- (i) The extent to which the extra height will:
 - (1) Adversely affect the character and visual amenity of the surrounding zone and any site, feature, building or object listed in the Schedule of Natural and Cultural Heritage Sites;
 - (2) Reduce the privacy of adjoining allotments;
 - (3) Have an overbearing effect on proximate sites.
- (ii) Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including:
 - (1) The extent to which topography, landscape plantings or setbacks can mitigate the adverse effects of additional heights.

22.2.3 Height to Boundary

- (i) The additional shading from the projection, including the amount of shadow cast and the period of time adjacent allotments are affected.
- (ii) The nature of the activities undertaken on any affected allotments.
- (iii) The necessity for the projection due to the shape, nature or physical features of the allotment.
- (iv) The loss of privacy for adjoining allotments from the projection.
- (v) Proposed methods for avoiding, remedying or mitigating any potential adverse effects including screening, planting or alternative designs.
- (vi) Any adverse effect on the values of any adjoining property listed in the Schedule of Natural and Cultural Heritage Sites.

22.2.4 Building Setback

- (i) The extent to which the reduced setback will:

- (1) adversely affect public areas, the streetscape and openness of the area;
 - (2) decrease privacy to, or visually dominate, adjoining or adjacent property;
 - (3) limit vehicle visibility and safety on the subject site and adjoining allotments.
- (ii) The extent to which the reduced setback is necessary due to the shape or physical features of the allotment.
- (iii) Proposed methods for avoiding, remedying or mitigating potential adverse effects including:
 - (1) the ability of existing topography or vegetation to mitigate adverse effects on the streetscape and public areas;
 - (2) screening, planting and alternative design.

22.2.5 Noise

- (i) The ambient sound level and the impact of any cumulative increase.
- (ii) The contrasts between the predicted noise of the proposed activity and the existing noise environment in terms of level, character, duration and timing.
- (iii) The level by which noise standards will be exceeded, and its duration, particularly during the hours of darkness.
- (iv) The nature and location of nearby activities and the adverse effects of any increased noise upon them.
- (v) Whether the noise will detract from the amenity or general environmental quality of the surrounding zone.
- (vi) The site topography and any influence this may have on noise conveyance.
- (vii) Proposed methods for avoiding, remedying or mitigating potential adverse effects including insulation, shielding and barriers.
- (viii) Use of protocols, codes of practice and industry guidelines and any relevant New Zealand Standards for the assessment of noise.

22.2.6 Bird Scaring Devices

- (i) Whether there is an operational necessity to operate the bird scaring device above the limits provided and, if so, whether;
 - (1) Mitigation measures are adequate to ensure that there are no potential adverse health effects. These mitigation measures may include shielding of devices, selection of the most appropriate type or types of device, and location and position of device/s;
 - (2) Hours of operation;

- (3) Protocols, codes of practice and industry guidelines are used;
- (4) Amenity values for neighbours have been maintained;
- (ii) Consideration of the cumulative effects of multiple bird scaring devices;
- (iii) Proximity to residential area;
- (iv) Presence of topographic features enhancing propagation of sound;
- (v) Availability of inaudible or less noisy devices;
- (vi) Unsuitability of the site due to high bird pest population;
- (vii) Likelihood of use of public places where 90 dB ASEL limits otherwise restrict use of devices.

22.2.7 Frost Protection Devices

- (i) Whether there is an operational necessity to operate the frost protection device above the limits provided and, if so, whether:
 - (1) Mitigation measures are adequate to ensure that there are no potential adverse health effects. These mitigation measures may include shielding of devices, selection of the most appropriate type or types of device, and location and position of device/s;
 - (2) Hours of operation;
 - (3) Protocols, codes of practice and industry guidelines are used;
 - (4) Amenity values for neighbours have been maintained;
- (ii) Consideration of the cumulative effects of multiple frost protection devices;
- (iii) Proximity to residential areas;
- (iv) Presence of topographic features or predominant climatic characteristics enhancing propagation of sound;
- (v) Availability of inaudible or less noisy frost mitigation devices;
- (vi) The unsuitability of the site due to being frost prone.

22.2.8 Relocated Buildings

- (i) The proposed location of the building on the site.
- (ii) The building's current condition and design, any proposed changes to it, and the suitability of those changes to the visual amenities of the proposed location.
- (iii) The visual character and external appearance of the building, its proposed surroundings and its visibility from off-site, including landscaping.
- (iv) The route to be taken when transporting the building.
- (v) The reinstatement work to be completed.

- (vi) The time frame for completion of specified external reinstatement work.

22.2.9 Vehicle Movements

- (i) The effect on the road network's safe and efficient operation within the area, including cumulative effects and the degree to which the existing traffic flow and type will be affected by the potential traffic generated.
- (ii) Detraction from the adjoining allotments and the zone's amenity in such matters as odour, noise, glare and dust as a result of increased vehicle movements.
- (iii) The necessity for road upgrading to accommodate the increased traffic.
- (iv) The location of the unformed part of the legal road and the position of the formed carriageway.
- (v) Proposed methods to avoid, remedy or mitigate potential adverse effects, and the degree to which they would be successful.
- (vi) The effect on the rail network's safe and efficient operation within the area, including the cumulative effects of vehicle movements on road/rail level crossings.

22.2.10 Signs

- (i) The location (outside of or within the site), design and appearance of the sign.
- (ii) Whether the proposed sign will be visibly obtrusive, particularly from roads or public areas in the vicinity.
- (iii) Effects on the streetscape's openness and attractiveness.
- (iv) Effects on the amenity of adjoining allotments, including artificial light and glare.
- (v) Necessity of the sign to direct people to the activity.
- (vi) Effects on the safe and efficient operation of the road, rail and pedestrian networks, including possible distraction or confusion.
- (vii) Compatibility with the scale, character, nature and proximity of other signage within the area.

22.2.11 Earthworks

- (i) Noise, silt and dust emanating from the earthworks, and effects on proximate allotments and public areas.
- (ii) The time period when the soil will be exposed.
- (iii) Proposed methods and timing to avoid, remedy or mitigate potential adverse effects including rehabilitation, re-contouring and re-vegetation or retention of existing vegetation.

22.2.12 Stormwater

- (i) Whether there will be actual or cumulative adverse effects resulting from additional private connections on the stormwater reticulation system.
- (ii) Whether the stormwater reticulation system will require upgrading if additional private connections are made.
- (iii) Proposed methods to avoid, remedy or mitigate potential adverse effects of on-site stormwater disposal.

22.2.13 Shop Frontage

- (i) Whether building design will mitigate the visual effects of a reduced area of display windows.
- (ii) The compatibility of the building with the character of the surrounding area.
- (iii) Proposed methods to avoid, remedy or mitigate potential adverse effects.

22.2.14 Verandahs

- (i) The effects of an alternative design on the character of the area.
- (ii) The effect of an alternative design on pedestrian safety, vehicle traffic and pedestrian weather protection.
- (iii) Proposed methods to avoid, remedy or mitigate potential adverse effects.

22.2.15 Plantation Forestry

- (i) Whether there are adverse effects on the surrounding environment, surrounding allotments, or the adjoining road, including shading, weed growth, or effects at the time of harvest.
- (ii) Factors in the surrounding environment and whether topographical features increase separation; for example, a river.
- (iii) Proposed methods for avoiding, remedying or mitigating potential adverse effects, and the degree to which they would be successful.

22.2.16 Intensive Farming

- (i) Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful.
- (ii) Detraction from the adjoining allotments and the Rural Zones amenity in such matters as odour, noise, glare and dust as a result of the activity.

22.2.17 Greytown Villas Character Area

- (i) The extent to which all buildings and site development conform with the indicative Concept Plan in [Appendix 9](#), which shows the broad overall concept for the development of Greytown Villas (including stages of development).
- (ii) The extent to which the development maintains the integrity of the overall landscape and amenity values of the area.
- (iii) The safety, effectiveness and efficiency of utilities and services.
- (iv) The compatibility of new buildings with existing buildings in terms of design and appearance.
- (v) The extent to which the needs of retirees are met by:
 - (1) Siting new residential villas so that their principal rooms (lounge and main bedroom) are generally oriented between 270° and 45°;
 - (2) Spacing external walls with windows to habitable rooms a minimum of 5 metres apart;
 - (3) Ensuring the minimum distance between the main glazing of the main living room and the windows to secondary rooms of another unit is generally at least 7 metres.
- (vi) Whether the external appearance of buildings relocated to the Greytown Villas Character Area are compatible with the existing character and amenity of the area, and whether any adverse effects on amenity values are adequately mitigated.
- (vii) Whether buildings and land for advanced residential health care purposes, grounds maintenance and community facilities are generally located within the areas indicated for such purposes in the Indicative Concept Plan, [Appendix 9](#).
- (viii) The extent to which buildings and land for advanced residential health care and community facilities are designed to be compatible with the existing character and amenity of the area, and provide for the needs of retirees.
- (ix) The relationship of the facilities with the surrounding open space and residential uses, and the use of planting and landscaping to maintain and enhance the amenity values of the site and the vicinity.

22.2.18 Jellicoe Residential Character Area

- (i) Land use activities should generally occur according to the layout, scale and location as shown on the Jellicoe Residential Area Structure Plan in [Appendix 10](#).
- (ii) Development should not compromise the integrity of the overall landscaping of the area, and the safety, effectiveness and efficiency of utilities and services.
- (iii) The relationship of the activity with land uses on adjacent properties. Land use activities should maintain the amenity

values of properties adjoining and within the Jellicoe Residential Character Area, and provide effective visual screening for residential uses.

- (iv) The design of any buildings should be consistent with the design of other buildings within the Jellicoe Residential Character Area.
- (v) The relationship of the activity with the safety and efficiency of the roading and pedestrian network.

22.2.19 Carterton Character Area

- (i) The extent to which the proposal 'fits' and conforms to the principles of the Carterton Character Area Design Guide (Refer [Appendix 7](#)).
- (ii) The degree to which the proposed development affects the amenity values associated with the Character Area.

22.2.20 Waingawa Industrial Area

- (i) The extent to which vehicle movements from the development effects the safe and efficient operation of the transportation network, in particular State Highway 2, 53 and the Wairarapa Railway.
- (ii) The extent of effects on infrastructure and its efficient use and development, including the capacity and safety of the roading and rail networks, and the ability of the area's utility services to function efficiently.
- (iii) Whether the buildings, structures and any outdoor areas can be effectively screened from neighbouring rural properties and public roads outside of the Industrial area.
- (iv) Whether the effects of noise, dust and odour can be effectively contained within the development site.
- (v) The extent to which the development adversely affects the values of the natural areas, in particular the Waingawa Swamp.
- (vi) The extent to which the development is consistent with the Waingawa Industrial Area Structure Plan in [Appendix 12](#).

22.2.21 Opaki Special Management Area

- (i) General Development
 - (1) Whether the height of new buildings or changes to existing buildings is generally within the height of existing buildings within the zone.
 - (2) Whether the design and appearance of new buildings includes some residential design elements in terms of roof shapes, variety in cladding, variety in external appearance (including recessed or projecting surfaces, window shapes), and other design elements.

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- (3) Whether planting and landscaped treatment is used elsewhere onsite to reduce the visual bulk of buildings and the density of development.
 - (4) Whether there is existing or proposed effective screening from any residential area.
 - (ii) Building Design
 - (1) Whether the cladding and/or colour of buildings is compatible with the predominant landscape colours (i.e., greens and browns).
 - (2) Whether the design and appearance of new buildings includes some residential design elements in terms of roof shapes, variety in cladding, variety in external appearance (including recessed or projecting surfaces, window shapes), and other design elements.
 - (3) Whether new buildings avoid creating excessively long facades facing the reserve and any residentially zoned site.
 - (4) Whether design techniques are used on any façade facing the reserve or residentially zoned site to provide shape and depth to walls and a variety of relief and texture, such as using one or a combination of structural design elements, cladding and colour variations.
 - (iii) Screening and Landscape Treatment
 - (1) Whether landscaping is to be used in conjunction to provide screening and/or enhance the visual appearance of buildings (such as the use of creepers on walls).
 - (2) Whether loading and entrance areas are to be screened from residential areas, using planting and/or solid structures.
 - (3) Whether the southeastern boundary (adjoining the reserve) is to be planted in a manner that, on maturity, provides effective visual screening of the site from the reserve and any actual or potential residential property to the southeast.
 - (4) Whether the northwestern boundary (adjoining State Highway 2) is to be planted in a manner that, on maturity, provides an effective avenue of trees along the edge of the road, as well as other planting that may be necessary to provide an effective visual screening of buildings from the road, subject to the provisions of adequate sightlines for vehicle egress and exit onto State Highway 2.
 - (5) Whether earth-mounding is to be used to supplement the use of planting for screening and landscape treatment.
 - (6) Whether planting is to be used along buildings to reduce the visual extent of external facades and the bulky

appearance of buildings, and to provide visual interest and variation.

- (7) Whether landscape treatment is to be used elsewhere on-site to reduce the visual bulk of buildings and the density of development.

(iv) Amenity

- (1) Whether any signs are obscured or screened from any residential area.
- (2) Whether any signs will be obtrusive to the view from any residential area.

(v) Operational

- (1) Whether there are practical methods for mitigating the off-site adverse effects of any noise or light source to reasonable levels.

23 FINANCIAL CONTRIBUTIONS

23.1 Introduction

As further subdivision occurs and new activities are established within the Wairarapa, the existing infrastructure and amenities come under pressure. Financial contributions are a way of ensuring that any adverse effects from subdivision and development on the environment or on community resources are minimised, including ways of offsetting any adverse effects with a contribution toward environmental improvements. Such contributions can be in the form of money, land, works or services and may include the provision of roads and services, the protection of an important historic or natural feature, the visual enhancement of a site through landscape treatment or the provision of access to a hitherto inaccessible river or stream.

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

This section deals with the requirements for financial contributions, either as a standard of a permitted activity, or a land use or subdivision consent.

Where a financial contribution is required as a condition of a permitted activity or resource consent, the purpose, circumstances in which a contribution may be required, and the amount of that contribution are stated. For some types of contributions, a maximum contribution is specified to ensure such contributions are equitable and not unreasonably onerous for some forms of development.

Contributions for land use development through the resource consent process will be sought in full, unless a previous contribution has been received in the subdivision of the site. Conversely, if a contribution was paid at the time of land use development, then no contribution may be required at the time of any subsequent subdivision consent in recognition of the previous contributions.

Refer to Section 18 Subdivision, Land Development and Urban Growth for the objectives and policies on Financial Contributions.

23.2 Reserve Contributions Standard

Note: These financial contributions will have immediate effect.

23.2.1 Circumstances when a general reserves contribution is required as a condition of a permitted activity or a resource consent:

- (a) As a condition of a land use resource consent for any additional residential unit, provided that a general reserve contribution has not already been made at the time of the subdivision creating that lot or under the relevant Council's Long Term Council Community Plan.
- (b) As a condition of subdivision resource consent for any new allotment, provided that a general reserve contribution has not already been made under the relevant Council's Long Term Council Community Plan.

- (c) As a standard of a permitted land use activity for any additional residential unit, with the payment of the contribution to be made prior to the issuance of code of compliance certificate for the building consent, provided that a general reserve contribution has not already been made at the time of the subdivision creating that lot or under the relevant Council's Long Term Council Community Plan.

23.2.2 Amount of Contribution Required as a Condition of a Permitted Activity or Resource Consent

- (a) For subdivision, 3% of the land value of each allotment to be created in the Residential, Commercial and Industrial Zones (plus GST), and 2% of the land value of each allotment to be created in the Rural Zone (plus GST). In the Rural Zone, the maximum amount of the total combined contribution for reserves and roading contributions shall be \$7,500 (plus GST) per allotment created by a subdivision; or
- (b) For land use development for residential purposes, 0.25% of the value of each additional residential unit (plus GST).

23.2.3 Assessment Criteria for Remission or Waiver of Reserves Contribution

In determining whether to grant a remission or waiver of any reserves contribution, regard shall be had, but not limited to, the following criteria:

- (a) The activity's impacts on the reserve network and the cost to the relevant Council to avoid, remedy, or mitigate these impacts.
- (b) Measures proposed by the developer to enhance an existing reserve or the open space of the locality.
- (c) Other methods proposed by the developer to avoid, remedy or mitigate any adverse effects on the reserve network.
- (d) Whether any site of natural and cultural heritage can and should be enhanced or protected.

23.2.4 Form of Contribution

- (a) The contribution may be required in the form of money or land or any combination thereof.
 - (i) If the reserve contribution is in the form of land which is acceptable to Council, the value of the land to be vested as reserve shall be established on the basis of an registered valuer's report. Registered valuer's reports shall be produced at the consent holders cost and be no older than 3 months at the time the contribution is paid.

23.2.5 Purpose

- (a) To provide for the acquisition and development of reserves and open spaces in response to the needs arising from subdivision and development.
- (b) To protect conservation values of riparian and coastal margins, and associated water quality and aquatic habitat.
- (c) To provide opportunities for public access to and along water bodies including the coast.
- (d) To provide recreational opportunities near water bodies.

23.2.6 Contributions Payable

- (a) For permitted activities involving construction of a residential building, contributions shall be made prior to the issuance of the Code of Compliance Certificate for the Building Consent.
- (b) For land use resource consents, contributions shall be payable as and when required by any condition of that consent.
- (c) For subdivision resource consents, contributions shall be made prior to the issuance of the Certificate under Section 224 of the Resource Management Act 1991.

23.3 Infrastructure Contributions Standard

23.3.1 Circumstances when a infrastructure contribution is required as a condition of a permitted activity or resource consent:

- (a) As a condition of a land use resource consent for any additional residential unit or administrative, commercial or industrial purposes, provided that an infrastructure contribution has not already been made at the time of the subdivision creating that lot or under the relevant Council's Long Term Council Community Plan.
- (b) As a condition of subdivision resource consent for any new allotment, provided that an infrastructure contribution has not already been made under the relevant Council's Long Term Council Community Plan.
- (c) As a standard of a permitted land use activity, with the payment of the contribution to be made prior to the issuance of code of compliance certificate for the building consent, provided that an infrastructure contribution has not already been made at the time of the subdivision creating that lot or under the relevant Council's Long Term Council Community Plan.

23.3.2 Amount of contribution as a condition of a permitted activity or a resource consent

- (a) The actual cost of water supply, wastewater or stormwater disposal systems to the development; and

- (b) The actual cost of all necessary water supply, wastewater or stormwater disposal reticulation within the development for each allotment or building; and
- (c) The actual cost of connections between the water supply, wastewater or stormwater disposal reticulation in the development and the Council's water supply, wastewater and stormwater disposal system; and
- (d) The actual cost of upgrading of any existing Council water supply, wastewater or stormwater disposal system to the extent that it is necessary to service the development; and
- (e) A share of the cost of the existing water supply, wastewater or stormwater disposal system where additional capacity has been created in anticipation of future development. The share will be calculated on the proportion of the additional capacity required to serve the development; and
- (f) A share of the cost of new water supply, wastewater or stormwater disposal system or upgraded water supply, wastewater or stormwater disposal system where additional capacity will be required by the cumulative effects of an area's development – the share will be calculated on the proportion of the additional capacity required by the development; and
- (g) For subdivisions, \$5000 (plus GST) per allotment that connects with public infrastructure and services; or
- (h) For land use development for residential, administrative, commercial and industrial purposes, \$5000 (plus GST) per new unit for linking with public infrastructure and services; plus 0.5% of the assessed value of any building development in excess of \$1,000,000 (plus GST). The assessed value of the development will be based on the estimated value of the building as stipulated on the building consent application, or
- (i) For land use development for additions and alterations for administrative, commercial or industrial purposes that connects with public infrastructure and services, 0.5% of the assessed value of any building development in excess of \$50,000 (plus GST). The assessed value of the development will be based on the estimated value (excluding GST) of the building as stipulated on the building consent application.

23.3.3 Assessment Criteria for Remission or Waiver of Infrastructure Contribution

In determining whether to grant a remission of any infrastructure contribution, regard shall be had, but not limited to, the following criteria:

- (a) Whether any allotment or any part of the development is proposed to be connected to public infrastructure and services.
- (b) The effect of the proposed subdivision or development on the infrastructure and the cost to the relevant Council to avoid, remedy, or mitigate these impacts.

- (c) Measures proposed by the developer to upgrade any existing infrastructure.
- (d) Whether any contribution had been previously made towards the establishment or upgrade of the infrastructure.

23.3.4 Form of Contribution

- (a) The contribution may be required in the form of money or works or any combination thereof.

23.3.5 Purpose

- (a) To provide a potable water supply.
- (b) To safeguard the health of inhabitants and protect the natural environment from inappropriate disposal of sewage.
- (c) To prevent damage to property or amenity from the indiscriminate and uncontrolled runoff of stormwater.
- (d) To ensure sufficient water is available for fire fighting purposes.

23.3.6 Contributions Payable

- (a) For permitted activities involving construction of a residential building, contributions shall be made prior to the issuance of the Code of Compliance Certificate for the Building Consent.
- (b) For land use resource consents, contributions shall be payable as and when required by any condition of that consent.
- (c) For subdivision resource consents, contributions shall be made prior to the issuance of the Certificate under Section 224 of the Resource Management Act 1991.

23.4 Roads, Access, Parking & Loading Contributions Standard

23.4.1 Circumstances when a roads, access, parking and loading contribution is required as a condition of a permitted activity or a resource consent:

- (a) As a condition of a land use resource consent for any residential, commercial or industrial activity, provided that a roads, access, parking and loading contribution has not already been made at the time of the subdivision creating that lot or under the relevant Council's Long Term Council Community Plan.
- (b) As a condition of a subdivision resource consent for any new allotment, provided that a roads, access, parking and loading contribution has not already been made under the relevant Council's Long Term Council Community Plan.
- (c) As a standard of a permitted land use activity, with the payment of the contribution to be made prior to the issuance of code of compliance certificate for the building consent, provided that a

roads, access, parking and loading contribution has not already been made at the time of the subdivision creating that lot or under the relevant Council's Long Term Council Community Plan.

- (d) As a condition of land use resource consent in the Commercial or Industrial Zones in which the waiver of all or some of the required on-site parking is sought.

23.4.2 Amount of contribution for roads, access, parking and loading as a condition of a permitted activity or resource consent

- (a) The actual cost of providing a road or access to the development concerned; and
- (b) The actual cost of all necessary roads and accesses within the development area for each allotment or building; and
- (c) The actual cost of road or access crossings between allotments, or buildings in the development; and
- (d) A share of the cost of the existing roads and access where additional capacity has been created in anticipation of future subdivision or development. The share will be calculated on the proportion of that additional capacity which is to serve the development; and
- (e) A share of the cost of new or upgraded roads or access where additional capacity is necessary to accommodate the cumulative effects of the development within an area. The share will be calculated on the proportion of the additional capacity necessary to serve the development; and
- (f) The cost of forming of the parking spaces (where a waiver from the District Plan parking requirements is sought, the cost of forming a parking space is deemed to be at a rate of \$5,000 (plus GST) per space); and
- (g) For subdivision, 2% of the land value of each allotment to be created in the Residential, Commercial and Industrial Zones (plus GST), and 3% of the land value of each allotment to be created in the Rural Zone (plus GST). In the Rural Zone, the maximum amount of the total combined contribution for reserves and roading contributions shall be \$7,500 (plus GST) per allotment created by a subdivision.

23.4.3 Form of Contribution

- (a) The contribution may be required in the form of money or land or any combination thereof.

23.4.4 Purpose

- (a) To provide for the safe and convenient movement on roads of motor vehicles, bicycles and pedestrians within and through the Wairarapa.

23.4.5 Contributions Payable

- (a) For permitted activities involving construction of a residential building, contributions shall be made prior to the issuance of the Code of Compliance Certificate for the Building Consent.
- (b) For land use resource consents, contributions shall be payable as and when required by any condition of that consent.
- (c) For subdivision resource consents, contributions shall be made prior to the issuance of the Certificate under Section 224 of the Resource Management Act 1991.

24 ESPLANADE RESERVES/STRIPS

24.1 Introduction

It is a matter of national importance under the Act to preserve the natural character of the margins of waterbodies (the coast, lakes and rivers) and to maintain and enhance public access to and along those water bodies (Section 6). The Act also provides for esplanade reserves in order to protect 'conservation values', including the maintenance and enhancement of the natural functioning of the adjacent sea, river or lake, water quality and aquatic habitats, and the protection of the natural values associated with the esplanade reserve or esplanade strip (Section 229). Managing the conservation values of riparian and coastal margins and public access to these, are interconnected issues, as public access and recreational activities can sometimes be contrary to the protection of conservation values.

To create a network of reserves alongside identified significant waterbodies and resources in the Wairarapa, the Act enables Council's to implement the following methods:

- *Esplanade Reserve*: A reserve alongside a waterbody that is surveyed off and vested in the Council upon subdivision. The reserve is fixed and does not move with changes in the waterbody.
- *Esplanade Strip*: A strip of land alongside a waterbody and/or the bed of a waterbody, where ownership stays with the landowner but restrictions on the use of the strip are noted on the Certificate of Title. The strip moves with changes in the waterbody and is not surveyed, although the waterbody subject to the strip must be identified on the survey plan.
- *Access Strip*: An access strip is similar to a walkway as it is surveyed, does not move with the changes of the waterbody, is recorded on the Certificate of Title, and is an easement in favour of the relevant Council. This requires a negotiated agreement between the landowner and the Council for a public pedestrian accessway across the landowner's land to, or along, a waterbody.

In creating and acquiring reserves along the margins of waterbodies, it is important to recognise the rights of landowners, and their ability to effectively use their land. In addition, the costs of implementing a programme of reserve formation and maintenance across the whole Wairarapa would be impractical and unreasonable. The most effective and efficient way of reconciling these issues is to prioritise the needs for public access or preservation.

The priorities for developing a comprehensive system of water margin protection and public access are listed in Appendix 1.9 Schedule of Significant Waterbodies. Many of these waterbodies already have protection, at least along parts of their margins. However, it is the policy of this Plan to, as the opportunity arises, acquire as needed public access to and/or effective protection of the margins of the identified rivers, lakes and other water bodies on the schedule, as well as the coastal margin. The purpose of such a policy is to ensure, over time, the establishment of a comprehensive and effective system of access and water margin protection. This will be achieved through the subdivision process, the land use consent process, or where necessary through negotiation and direct acquisition. Compensation will be provided in

circumstances where the creation of an esplanade reserve or esplanade strip extends beyond the mandatory provision of the Act.

Provision has been made for esplanade reserves or strips to be wider than 20 metres in cases where it may be desirable. Such cases include those parts of the waterbodies and their margins that have special conservation values, or where an extra buffer zone is necessary for flood protection. Likewise, there may be some circumstances in which an esplanade reserve or strip would not be appropriate along part of the margin or a water body listed in the Schedule (such as where a particular section of a river does not hold any of the values which occur elsewhere on the river). The ability to waive or reduce an esplanade reserve or strip under such circumstances will therefore be retained by the Councils.

The schedules of heritage features and natural areas are also used to identify where an access strip will be required in a subdivision or land use consent relating directly to a significant resource or feature. Situations in which this may occur are where a subdivision is proposed adjacent to a conservation area or where the nature and location of a proposed activity on a site may affect access to an historic building.

Refer to Subdivision and Land Development, Coastal Environment and Freshwater Environment sections for the objectives and policies on esplanade reserves and strips.

24.2 Esplanade Reserves/Strips – Standards

24.2.1 Allotments of 4 Hectares or More

In respect of any subdivision of land in which any allotment of 4 or more hectares is created, the following provisions shall apply.

- (a) **Circumstances in Which Esplanade Reserves or Esplanade Strips Must be Created**
 - (i) An esplanade reserve or strip shall be required in regard to any subdivision of land which includes or adjoins any part of the coastal marine area or a water body listed in the Schedule of Significant Waterbodies in [Appendix 1.9](#); provided that this requirement shall not prevent the waiver or reduction of the width of an esplanade reserve or esplanade strip by way of a resource consent for subdivision.
 - (ii) Any esplanade reserve or esplanade strip required under the above rule, in respect of any allotment of 4 hectares or more created when land is subdivided, shall be of a width of 20m, unless varied by a condition of resource consent in accordance with Rule 24.2.1(c).
- (b) **Circumstances in Which Esplanade Reserves or Esplanade Strips May be Created**
 - (i) Where it is deemed appropriate that the margin of a water body not listed in the Schedule of Significant Waterbodies in [Appendix 1.9](#), should be protected for its conservation, recreational or other values, it is the presumption of this Plan that an esplanade strip will be required where an allotment of 4 hectares or more is created.

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- (ii) Notwithstanding the provisions of the above rule, where it is deemed appropriate that the margin of a water body not listed in the Schedule of Significant Water Bodies in [Appendix 1.9](#) should be protected, Council may impose a condition of consent to require an esplanade reserve where an allotment of 4 hectares or more is created under one or more of the following circumstances:
- (1) When the position of MHWS, the river bank or the lake margin is unlikely to change position due to erosion or deposition or permanent changes in water level;
 - (2) Where public access to the river, lake or area of coast in question is unlikely to be facilitated or promoted by the creation of an esplanade strip;
 - (3) Where there is heavy public recreational use of the river, lake or area of coast in question;
 - (4) Where the conservation values of the river, lake or area of coast would be better maintained or enhanced by the creation of an esplanade reserve;
 - (5) Where the mitigation of natural hazards would be better addressed by the creation of an esplanade reserve;
 - (6) When it is desirable for the land to be retained in public ownership to maintain or promote the values of the waterbody.
- (iii) When an esplanade strip has been created instead of an esplanade reserve, its width shall be 20m, unless varied by waiver or by a condition of resource consent.
- (c) **Circumstances in Which the Width of Esplanade Reserves or Esplanade Strips May be varied**
- (i) The width of an esplanade reserve or esplanade strip required under Rules 24.2.1(a) and 24.2.1(b) may be varied under the following circumstances:
- (1) Special ecological or conservation values warrant a wider esplanade reserve; or
 - (2) Topography of the siting of any building or other feature renders the 20 metre width inadequate or excessive in regard to meeting the purposes for esplanade reserve or esplanade strips under Section 229 of the Act, in terms of the protection of conservation values, public access, natural hazard mitigation or public recreation; or
 - (3) Where the sustainable functioning of an ecosystem would warrant a wider esplanade reserve or esplanade strip; or
 - (4) Access to an existing or potential future reserve or feature of public significance would be enhanced by the extra width; or
 - (5) The protection of waahi tapu, mahinga kai and other taonga, as well as the provision of access to areas of importance to Maori will be maintained or enhanced; or

- (6) The land is within a natural hazard area or where there is an identified risk from one or more natural hazards (such as coastal erosion); or
 - (7) The costs of providing and maintaining a 20m wide esplanade reserve or esplanade strip outweigh the public benefits in respect of the purposes of esplanade reserves or esplanade strips; or
 - (8) Where the creation of a 20m wide esplanade reserve or esplanade strip would create economic hardship, risks to public safety or to the security of plant, machinery, stock or other property; or
 - (9) Where no additional allotments are being created by the subdivision.
 - (10) The protection of historic heritage will be maintained or enhanced.
- (ii) An esplanade reserve or esplanade strip created pursuant to Rule 24.2.1(a) may not be reduced to a width of less than 3 metres.

24.2.2 Allotments of Less than 4 hectares

In respect of any subdivision of land in which any allotment of less than 4 hectares is created, the following provisions shall apply.

(a) Circumstances in Which Esplanade Reserves shall be Created

- (i) An esplanade reserve shall be required in respect of any allotment of less than 4 hectares created when land is subdivided, which includes or adjoins any part of the coastal marine area or a water body listed in the Schedule of Significant Waterbodies in [Appendix 1.9](#); provided that this requirement shall not prevent the waiver or reduction of the width of an esplanade reserve or esplanade strip by way of a resource consent for subdivision.
- (ii) Any esplanade reserve required under the above rule, in respect of any allotment of less than 4 hectares created when land is subdivided, shall be of a width of 20m, unless varied by a condition of resource consent in accordance with Rule 24.2.2(c).

(b) Circumstances in Which Esplanade Strips May be Created

- (i) Where it is deemed appropriate that the margin of a water body not listed in the Schedule of Significant Waterbodies in [Appendix 1.9](#), should be protected for its conservation, recreational or other values, it is the presumption of this Plan that an esplanade strip will be required where an allotment of less than 4 hectares is created.
- (ii) Notwithstanding the provisions of the above rule, where it is deemed appropriate that the margin of a water body not listed in the Schedule of Significant Water Bodies in [Appendix 1.9](#) should be protected, Council may impose a condition of consent to require an esplanade strip where an allotment of

less than 4 hectares is created under one or more of the following circumstances:

- (1) When the position of MHWS, the river bank or the lake margin is unlikely to change position due to erosion or deposition or permanent changes in water level;
 - (2) When it is desirable for the adjoining landowner to retain ownership of the land subject to an esplanade reserve or esplanade strip for the efficient and effective use of the adjoining land, provided the purposes of esplanade reserves or esplanade strips under Section 229 of the Act will not be significantly diminished by the creation of an esplanade strip instead of an esplanade reserve;
 - (3) When it is desirable for the adjoining landowner to retain ownership of the land subject to an esplanade reserve or esplanade strip to enable the landowner's access to the river or lake as part of the landowner's operations or livelihood, provided the purposes of the esplanade reserves or esplanade strips under Section 229 of the Act will not be significantly diminished by the creation of an esplanade strip instead of an esplanade reserve.
- (iii) When an esplanade strip has been created instead of an esplanade reserve, its width shall be 20m, unless varied by waiver or by a condition of resource consent.
- (c) **Circumstances in Which the Width of Esplanade Reserves or Esplanade Strips May be varied**
- (i) The width of an esplanade reserve or esplanade strip required under Rules 24.2.2(a) and 24.2.2(b) may be varied after consideration of those circumstances set out in Rule 24.2.1(c) above.
 - (ii) The maximum extent of any variation shall not be less than 3 metres.

24.2.3 Creation of Esplanade Reserves and Esplanade Strips on Road Stopping

- (i) An esplanade reserve shall be required where any road or any part of a road along mean high water springs of the sea, or along the bank of a river or the margin of a lake is stopped, pursuant to Section 345(3) of the Local Government Act 1974.
- (ii) Council retains the discretion to waive by resolution the requirement to create an esplanade reserve under Section 345(3) of the Local Government Act 1974 if it is satisfied that there is adequate alternative:
 - (1) Public access; or
 - (2) Means of protecting conservation values; or
 - (3) Provision of public recreational use of the area of coast, river or lake in questions.

24.2.4 Creation of Esplanade Reserves and Esplanade Strips as a Condition of Land Use Consent

- (i) Where a land use consent application relates to a site that adjoins and/or includes part of a waterbody listed in the Schedule of Significant Waterbodies in [Appendix 1.9](#), a condition of consent may be imposed requiring an esplanade reserve or esplanade strip.
- (ii) The creation of an esplanade reserve or esplanade strip as a condition of a land use consent shall be by way of a financial contribution, in accordance with Section 23.
- (iii) The width of the esplanade reserve or esplanade strip required under Rules 24.2.1(a) and 24.2.1(b) shall be 20m, unless it is varied, having regard to those matters listed under Rule 24.2.1(c), provided that such variation shall not result in an esplanade reserve or esplanade strip less than 3m or more than 50m in width.

24.2.5 Circumstances in which an Access Strip would be Appropriate

- (i) The creation of an access strip may be appropriate where land being subdivided includes, adjoins and/or can provide enhanced public access to a significant:
 - (1) Waterbody listed in the Schedule of Significant Waterbodies in [Appendix 1.9](#);
 - (2) Heritage Feature listed in [Appendix 1.7](#);
 - (3) Significant Natural Area listed in [Appendix 1.3](#);
 - (4) Public vista or viewshaft.
- (ii) Notwithstanding any other provisions or rules in the Plan, in respect of any unscheduled waterbody, heritage feature or area of significant conservation values, an access strip shall only be created where there is a demonstrated need for public access or protection of conservation or recreational values.

24.2.6 Vesting of Beds of Rivers or Lakes

- (i) The Councils reserve the discretion to waive the requirement to vest the bed of a river or lake in a Council, pursuant to Section 237A of the Act, where it is satisfied that the conservation values, public access or public recreational values relating to that river or lake will not be adversely affected by the waiver, or that there are exceptional circumstances, including whether the land on either side of a river is held under one title.
- (ii) The Councils reserve the discretion to impose a condition of consent that the bed will vest in a Council, pursuant to Section 237A of the Act, where no esplanade reserve is created, where it is satisfied that the conservation values, public access or public recreation values relating to that river or lake warrant protection.

25 DESIGNATIONS

25.1 Introduction

A body with financial responsibility for a public work may require land to be designated within the Plan.

A designation is a provision made in a District Plan under Part VII of the Resource Management Act to give effect to a requirement made by a requiring authority. Designations allow land to be secured for public works or other projects and facilitate the establishment of what are often necessary or essential services. These include utility services such as energy supply (gas, petroleum, geothermal and electricity), water supply, drainage, sewerage, roading, railway, airports, telecommunications, radio-communications and flood protection works. These utilities are generally provided by requiring authorities, which are:

- A Minister of the Crown;
- A local authority; or
- A network utility operator approved as a requiring authority under Section 167 of the Act.

Requiring authorities are able to designate land for a variety of purposes (e.g. utility structure, school, police station, council depot).

Where an organisation does not have requiring authority status, or chooses not to use the designation process, they are required to go through the resource consent process. In such cases, the proposal will need to satisfy the relevant environmental zone and district-wide rules. The procedure and requirements for making a designation are set out in Part VIII of the Act. Designated sites are identified on the Planning Maps and [Appendix 6](#) provides the details of each designation.

25.2 Designation Process

25.2.1 Existing Designations

The process for including existing designations in the Plan is described in Clause 4 of the First Schedule of the Act. Before a territorial authority publicly notifies a District Plan, it is required, by written request, to invite requiring authorities with an existing designation in the district, to give written notice to the territorial authority stating whether the requiring authority requires the designation to be included in the Proposed District Plan, with or without modification.

The territorial authority shall give the requiring authority at least 30 working days to respond and shall specify the final date for the requiring authority to provide its written notice to the territorial authority. Where the requiring authority states that a designation is to be included in the plan with modifications, it shall include in its written notice, the nature of the modifications and the reasons for the modifications.

If no notification is given to the territorial authority then no provision for the existing designation will be made in the District Plan. A designation lapses on the expiry of 5 years after the date the Plan becomes operative, unless it is

given effect to before the end of that period, the territorial authority grants an extension, or the designation specified a different period. .

25.2.2 Requirements for New Designations

The process for making new requirements for designations is set out in Part VIII of the Act. Section 168 of the Act and Form 18 of the Resource Management (Forms, Fees and Procedure) Regulations 2003 outline the information to be supplied with new requirements. Evidence of requiring authority status is essential for all new requirements for designations.

25.2.3 Submissions

Submissions can be made in support of or opposition to any designation or requirement included in the Proposed District Plan, after the public notification of the District Plan.

25.2.4 Council Recommendation

Where any existing designation is unchallenged by submissions, the Councils can allow the designation to continue without any further recommendations. In all other cases, the Councils are required to consider any submissions, hold hearings where necessary, and make a recommendation to the requiring authority. This recommendation can be that the requirement be confirmed, modified, or withdrawn. The requiring authority then considers that recommendation and makes a decision on whether it will accept the recommendation.

25.2.5 Conditions

In considering a designation requirement, the Councils may recommend such conditions as are necessary for avoiding or mitigating any identified potential adverse environmental effects. Such conditions will be appropriate to the circumstances, and may include:

- The period within which the designation is to be given effect;
- The operation or design of the work or project;
- The maintenance of the subject land;
- The submission of outline plans regarding the development of the proposed work or project; or
- Compliance, where practicable, with any relevant rules relating to the vicinity in which the proposal is to be sited.

25.3 Outline Plans

25.3.1 Submission of Outline Plans

Outline plans are required to be submitted to Council prior to construction commencing of any public work, or work on designated land, except for works excluded under Section 176A of the Resource Management Act 1991. Any temporary work may be constructed without first advising the Councils if the body or person responsible for its construction considers the work

immediately necessary to meet an emergency situation, and if outline plans of the work are submitted to the Council as soon as practicable after the work has been commenced.

25.3.2 Information on Outline Plans

Outline plans must show, as relevant, the height, shape, and bulk of the work, its location on the site, the likely finished contours of the site, vehicular access, circulation and parking, landscaping proposed, and any other matters to avoid, remedy or mitigate any adverse effects.

25.3.3 Exclusions

The provisions of this rule shall not apply in respect of:

- (i) Any work which the person or body responsible for its construction considers is immediately necessary:
 - (1) To safeguard life or property; or
 - (2) To maintain or restore communication or transport links.
- (ii) Dams and bridges.
- (iii) Any utility listed as a permitted activity in the District-wide and Zone rules of this Plan.
- (iv) Such other works for which it is considered by the Council to be impracticable or unnecessary to prepare outline plans.

25.3.4 Modifications to Plans

The Council, after considering the proposals included within the outline plans, may, within 20 working days after receipt of the plans, request the requiring authority to make changes to details within the plans so that the proposals comply more fully with the designation conditions imposed.

26 INFORMATION TO BE SUPPLIED WITH RESOURCE CONSENT APPLICATIONS

26.1 Introduction

The level of detail needed to accompany a resource consent application depends upon the classification and the complexity of the activity. It is important that comprehensive information is supplied with the application to enable the relevant Council to clearly understand the activity, and to allow the potential effects to be assessed. Insufficient information may delay application processing, as the Council will not receive an application until all the information requirements have been met.

Information is required for applications under the Act for:

- Certificates of compliance;
- Land use and subdivision resource consents for controlled, restricted discretionary and discretionary activities;
- Privately initiated Plan changes;
- Requirements for designations.

All of the four following types of applications will need to show the extent to which the proposed activity complies with the relevant performance standards and then provide extra information as follows.

Permitted activity: applications made for certificates of compliance need to illustrate how the development complies with the relevant performance standards.

Controlled activity: the application for resource consent will also need to illustrate how the development complies with the relevant performance standards and refer specifically to the aspects of the proposed activity which the Council has retained control over, as listed within the rule for the activity.

Restricted discretionary activity: the application for resource consent will be more detailed again, and the application should refer specifically to the aspects of the proposed activity over which the Council has retained discretion, as listed within the rule for the activity.

Discretionary and Non-complying activities: a more thorough application for resource consent needs to address all aspects and potential effects of the activity as the 'discretionary' and 'non-complying' classifications apply to activities where there is reasonable potential for the activity to adversely affect the environment.

The "Information Required" table below indicates what type of information is required for each type of activity. Detailed guidelines are then given in the Information Schedules.

INFORMATION REQUIRED									
SCHEDULES	1	2	3	4	5	6	7	8	9
Permitted Activities (Certificates of Compliance)	✓	✓	✓	✓					
Controlled Activities	✓	✓	✓	✓	✓				
Activities involving Subdivision	✓	✓	✓	✓	✓	✓	✓		
Restricted Discretionary Activities	✓	✓	✓	✓		✓			
Discretionary & Non-Complying Activities	✓	✓	✓	✓			✓		
Privately Initiated Change to the District Plan								✓	
Designation		✓	✓	✓					✓

26.2 Statutory Requirements

The information required by Section 88 of the Resource Management Act 1991, is set out in Form 9 as prescribed in the Resource Management Act (Forms) Regulations 1991. Copies of this form may be obtained from the Council offices.

26.3 Information Schedules

26.3.1 Information Schedule 1: General Information

All applications must give a general description of the activity the consent is being applied for, covering some or all of the following, as appropriate:

- (i) A site description;
- (ii) Address and legal description of the property(ies) where the activity will take place;
- (iii) A statement setting out what other resource consents are required and whether they have been applied for;
- (iv) Existing and proposed activities, buildings and structures;

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- (v) A description and evaluation of any existing indigenous flora and fauna and natural landscape features that exist on or adjoin the area where the activity is proposed, including neighbouring sites;
 - (vi) Existing landscaping to be retained and any proposed landscaping;
 - (vii) Parking, access and loading space required for vehicles;
 - (viii) Extent of any previous or proposed earthworks including filling and excavation measured horizontally and vertically, and the program of restoration;
 - (ix) Provision and availability of utility services such as water supply and disposal of sewer and stormwater;
 - (x) Any known sites of natural and historic heritage;
 - (xi) Any known natural hazards or hazard-prone areas;
 - (xii) Designations or heritage orders that apply to the site;
 - (xiii) Hazardous substance contamination of the site;
 - (xiv) Easements or other restrictions over the site;
 - (xv) Any public infrastructure and open drains;
 - (xvi) Performance standard information, where appropriate.

26.3.2 Information Schedule 2: Plans

In addition to the above information, any application for resource consent for land use and subdivision shall include a set of plans illustrating the proposal with the following, as applicable:

- (i) A plan to scale, showing the location of the site, with:
 - Road name;
 - Street number;
 - Legal description;
 - North point, and scale.
- (ii) A site plan showing:
 - Site boundary, legal boundary lengths and other dimensions in metres;
 - Location of all existing and proposed buildings with distances marked from the buildings to boundaries (including any eaves, decks, or other features) and to neighbouring structures and/or activities;
 - Proposed use of each building;
 - Position of all utility services (public and private);
 - Vehicle parking, access and loading areas;
 - Existing ground level and contours;
 - Proposed retaining walls, excavations, land filling and resultant contours;
 - Location of bores and wells;

- Location of natural and artificial water courses;
 - Position of any easements and other restrictions over the allotment;
 - Existing and proposed landscaping;
 - Existing and proposed sealed areas.
- (iii) A floor plan of any proposed building(s) showing:
- Use of all parts of the building including basements, parking, lifts, storage and service areas.
- (iv) Elevations of each proposed building(s) showing:
- Ground levels, building heights and height in relation to any boundary;
 - Maximum permitted height marked;
 - Where relevant, appropriate shadow diagrams or models showing overshadowing on adjacent properties;
 - External appearance of the building;
 - The number of floors and their proposed use.

26.3.3 Information Schedule 3: Assessment of Environmental Effects

In preparing the Assessment of Effects on the Environment, the following issues should be addressed in conjunction with the Fourth Schedule of the Resource Management Act 1991, and in relation to the provisions of the Plan:

- (i) Environmental effects of the proposal on affected persons(s);
- (ii) Effects of the proposal on the natural and historic heritage environment;
- (iii) Evidence of consultation where it has been carried out with any affected person(s);
- (iv) Visual impact of the proposal on the surrounding landscape and environment;
- (v) Amenity values existing in the area and the proposals effect on these values;
- (vi) An assessment of effects on the reticulation network, which will be referred to the relevant controlling authority for written comment and recommendations unless already provided with the application;
- (vii) Proposed methods to avoid, remedy or mitigate any identified adverse effects of the proposal.

26.3.4 Information Schedule 4: Subdivision

Every application for subdivision consent must include the following information, where it is appropriate:

- (i) A description of the consent being applied for;
- (ii) A site description;

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- (iii) Address and legal description of the site;
 - (iv) A current (no more than 3 months old) search copy of the Certificate(s) of Title for the land to be subdivided, a copy of the Deposited Plan for that Title(s) and any covenants, Consent Notices or easement documents registered on the Title(s);
 - (v) A statement specifying what other resource consents are required and whether they have been applied for;
 - (vi) All abutting and underlying title boundaries, and identification of all existing easements, rights of ways, covenants and building line restrictions;
 - (vii) Proposed and existing activities, buildings and structures;
 - (viii) Existing services including water supply, electricity, gas and telephone services within or adjacent to the proposed subdivision, and indicative servicing proposals;
 - (ix) Existing and proposed sewer and stormwater systems including invert and manhole levels;
 - (x) A description and evaluation of any existing indigenous flora and fauna and natural landscape features;
 - (xi) Any known natural hazards or hazard prone areas,
 - (xii) The numbers, areas and dimensions of all proposed lots;
 - (xiii) Proposed roads, accessways, service lanes, access lots, and private ways with relevant width, areas and proposed gradients;
 - (xiv) Proposed reserves with suggested classifications and improvements (pathways, rest areas, play areas, landscaping etc);
 - (xv) Proposed esplanade reserves, esplanade strips and access strips;
 - (xvi) Proposed easements (drainage, rights of way etc) with suitable memorandum and/or schedule;
 - (xvii) Proposed areas of excavation and filling, together with proposed finished contours where earthworks involving cuts and/or fills exceeding 1 metre are proposed;
 - (xviii) Watercourses, including ephemeral watercourses;
 - (xix) For Rural (Primary Production) Zone subdivision, information on water supply and waste water disposal, identification of house/building sites, and evidence that the proposed building sites are suitable for buildings in relation to land stability and the proposed waste water disposal system;
 - (xx) For subdivision outside of the Rural (Primary Production) Zone, outline plans of proposed development of sufficient quality and detail to demonstrate that it is practicable to construct on all allotments, as a permitted activity, a dwelling or other buildings that do not contravene any permitted activity rule or performance standard;

- (xxi) For land with access from a State Highway, evidence that the proposed subdivision has been discussed with Transit New Zealand together with the outcomes of those discussions;
- (xxii) For the balance area of the subdivider's property, where there is potential for further subdivision, indicative information about the implications of further subdivision for future services, roading and development;
- (xxiii) For subdivision within the Greytown Future Development Area, an assessment of how the proposal is consistent or otherwise with the Structure Plan for the area;
- (xxiv) For land with access over the railway, evidence that the proposed subdivision has been discussed with the rail licensed access provider (ONTRACK) together with the outcomes of those discussions.

26.3.5 Information Schedule 5: Controlled Activities

Additional information requirements relating to controlled activities shall be supplied as appropriate to the nature of the activity and will address those matters specified in the Plan over which Council has retained control.

(a) Subdivision

- (i) Information required in Information Schedules 1, 2, 3, 4 and 5;
- (ii) The design and location of network utilities, including information regarding continuity of existing and future network utilities, such as through adjacent blocks of land for future subdivision and development; and the locations where it is possible to underground these facilities;
- (iii) Proposed areas of earthworks, both excavation and fill, including any methods planned to avoid, remedy or mitigate any potentially adverse effects of these works;
- (iv) A description and evaluation of any indigenous flora and fauna and natural landscape features including aquatic features and the effect of the proposed subdivision and development on these areas including any methods planned to avoid, remedy or mitigate any potentially adverse effects of these works;
- (v) A description and evaluation of any historic heritage and the effect of the proposed subdivision and development on it;
- (vi) Financial contribution details and the way these contributions will avoid, remedy or mitigate any adverse effects on the environment.

(b) Natural Hazard Areas

- (i) The information required in Information Schedules 1, 5, and 6;
- (ii) Design and construction of any building and the location of all buildings and sealed surfaces within the site and the resulting effect on the building from the natural hazard area;

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- (iii) Ground alteration or disturbance including any sub-surface excavation, an assessment of site stability, and the resulting effect on the proposal from the natural hazard;
 - (iv) Proposed methods associated with the proposal to avoid or mitigate any adverse effects of the natural hazard;
 - (v) The effect of the natural hazard on the health and safety of occupants and users of the site and the general public, as associated with the proposal.
 - (c) **Network Utilities**
 - (i) Information regarding the effect of the proposal on the environment including:
 - structure size;
 - location and siting of the structure(s) within the legal road;
 - design and external appearance of the structure(s); and
 - road users safety;
 - any method to avoid, remedy or mitigate any adverse effects.
 - (d) **Relocated Buildings**
 - (i) Information regarding the effects of the proposal on the surrounding Zone including:
 - Design and external appearance of the structure;
 - Any method to avoid, remedy or mitigate any adverse effects.
 - (e) **Greytown Villas Character Area**
 - (i) Information regarding the relationship of the proposal for which consent is sought with the Indicative Concept Plan in [Appendix 9](#).
 - (f) **Jellicoe Residential Character Area**
 - (i) Information regarding the relationship of the proposal for which consent is sought with the Jellicoe Residential Area Structure Plan in [Appendix 10](#).
 - (g) **Hazardous Substances and Facilities**

The AEE must be appropriate to the nature and scale of the proposed hazardous facility and its associated potential or actual environmental effects, and must include the following matters:

- (i) A description of the nature and scale of the proposed hazardous facility.
- (ii) An inventory, including quantities, of all hazardous substances proposed to be stored and/or used on the site, which is to be resubmitted at specified intervals (usually yearly);
- (iii) A description of the location of the hazardous facility in relation to more sensitive land uses (e.g., schools, rest homes etc.) or sensitive environments (aquifers, surface waters, protected eco-systems), and an evaluation of the risk from the facility;
- (iv) Proposed site management including:

- the management of wastes containing hazardous substances;
- monitoring and maintenance measures;
- emergency management plan;
- the transport of hazardous substances to and from the facility, where this forms a significant part of the operations.

(v) Risk of natural hazards to the site, as applicable.

26.3.6 Information Schedule 6: Restricted Discretionary Activities

Additional information requirements relating to restricted discretionary activities are listed in this schedule.

(a) Natural Hazard Areas

- (i) The information required in Information Schedules 1, 5, and 6;
- (ii) The design and construction of the building and location of the building and sealed surfaces within the site and the resulting effect on the building from the natural hazard;
- (iii) The alteration or disturbance of the ground including any below ground excavation, and an evaluation of site stability and the resulting effect on the proposal from the natural hazard;
- (iv) Proposed methods associated with the proposal to avoid or mitigate any adverse effects of the natural hazard;
- (v) The effect of the natural hazard on the health and safety of occupants and users of the site and the general public, as associated with the proposal.

(b) Historic Values

- (i) Effect of the proposal on the protection of the value, integrity and character of the historic site.
- (ii) The degree of modification or disturbance resulting from the proposal on the historic site.
- (iii) A statement as to whether the activity will affect the whole or part of the listed item(s).
- (iv) Where a significant adverse effect will result, a description of any possible alternative locations or methods for undertaking the activity.
- (v) The preferred option for protecting the listed item(s).
- (vi) What consultation (if any) has occurred with Tangata Whenua if it relates to a site of significance to Maori.
- (vii) A statement of the actual and potential effects of the proposal on heritage values.

26.3.7 Information Schedule 7: Discretionary and Non-Complying Activities

Additional information requirements relating to discretionary and non-complying activities are listed in this schedule.

(a) Future Development Areas

Any Development Concept Plan submitted as part of a resource consent application must include the following:

- (i) A clear indication of the area that is to be the subject of the Comprehensive Development Plan;
- (ii) Plans showing the linkages to services, including sewerage, water supply, electricity, telecommunications and stormwater systems;
- (iii) Plans showing proposed internal roads, and linkages to external public roads;
- (iv) Plans for public open space and pedestrian access;
- (v) Details of any amenity/buffer strip with a minimum width of 50 metres, in order to minimise reverse sensitivity effects between residential and neighbouring activities;
- (vi) Details of the site's significant natural features, historic heritage, waahi tapu and archaeological sites, proposed environmental enhancement areas, and the ways these will be managed;
- (vii) The capability of the land to accommodate the proposed development, and the proposed measures, including avoidance, to address any natural hazards and/or geotechnical issues;
- (viii) Any proposed staging of the development
- (ix) An assessment of the proposal against the objectives and policies of the Plan;
- (x) An assessment of the proposal against the rules and assessment criteria of the Plan.

(b) Greytown Future Development Area

- (i) Any application for land use consent must include an assessment of how the proposal is consistent or otherwise with the Structure Plan for the area.

26.3.8 Information Schedule 8: Requests for Plan Changes

All requests for a Plan change shall provide evidence of the applicant having fulfilled the following requirements, including:

- (i) The consultation requirements set out in clause 3 of Part One of the First Schedule of the Act,
 - An assessment of the implications of the change to the Plan provisions for the matters specified in Part Two of the Act;
 - The obligations in regard to Section 32 of the Act.

26.3.9 Information Schedule 9: Requirements for Designations

In addition to the matters contained in Form 18 of the Resource Management Act 1991, the following information shall be submitted with a requirement for designation:

- (i) Sufficient drawings at appropriate scales to adequately illustrate the proposed work;
- (ii) Whether the work is a public work in terms of the Act, or is a restriction in respect of any land, water, subsoil or airspace for protecting the safe or efficient functioning of a public work, or if the requirement is for a proposed project or work by a network utility operator approved as a requiring authority under Section 167 of the Act (if an approved network utility, details of the Gazette Notice empowering the body as a requiring authority must also be supplied, including any specified terms and conditions);
- (iii) A statement of the objectives that the requirement is seeking to achieve;
- (iv) The manner and degree to which the work complies with Part II of the Act;
- (v) Whether the work is consistent with any relevant provisions of national, coastal and regional policy statements, and regional plans;
- (vi) The manner and degree to which the work is consistent with the objectives, policies and rules of the Plan;
- (vii) Details of the current ownership of the subject land, the proposed land acquisition programme, and site clearance proposals;
- (viii) The proposed sequence and timing of implementation of the work or project, clearly identifying any part of the work which may not be commenced for 5 or more years;
- (ix) Proposals for the use and maintenance of those parts of the land and associated structures which will not be developed for 5 or more years;
- (x) Details of the effects that the work or project may have on the environment;
- (xi) If the site is already designated, or is subject to a heritage protection order, a statement of the purpose of that designation or order, whether the designation has been fully put into effect (or the extent to which it has been put into effect), and the generated effects of the existing designation or order.

If appropriate, the requiring authority may be required to supply such further information as may be necessary to better understand the nature of the proposal, any likely adverse environmental effects, any consultation, or any mitigation measures that are proposed or may be imposed. This may include the submission of outline plans.

26.3.10 Further Information

Further information may be required from an applicant under Section 92 of the Act, where it is necessary to better understand the nature of the activity, its environmental effects, or the ways in which adverse effects may be avoided, remedied or mitigated.

27 DEFINITIONS

Accessory building - means a detached structure, the use of which is ancillary and incidental to any lawful existing use on the site, and includes carports whether or not attached to the principal building.

Accessway - means, in relation to a rear site, all land that provides physical and legal access for one or more properties and which is held by an individual owner or in common, and it includes entities such as a driveway, right-of-way, private way and common access lot.

Assessment of Environmental Effects (AEE) - means an assessment of the environmental effects in accordance with the Fourth Schedule of the Resource Management Act 1991.

Boarding kennels – kennels that are used to accommodate dogs for short-term accommodation purposes for the payment of a charge. The dogs do not permanently reside on the subject site.

Boundary Adjustment - means the subdivision of a lot where the following requirements are met:

- (i) The number of existing certificates of title will not be increased.
- (ii) Where any affected lot is already less than the minimum lot area for subdivision in that Environmental Zone, each of the adjusted lots shall be no more or less than 10% of the total area of the individual lots prior to the boundary adjustment.

Building – means any structure, temporary or permanent, movable or immovable, and includes water tanks more than 1000 litres capacity, but excludes:

- (i) Fences or walls of 2m or less in height above ground level or retaining walls of 2m or less in depth below ground level
- (ii) Masts and poles less than 2m in height above ground level
- (iii) Radio and television aerials (excluding dish antenna greater than 1.2m in diameter) less than 2m in height
- (iv) Uncovered decks not more than 1m above ground level
- (v) Uncovered swimming pools no higher than 1m above ground level
- (vi) Up to 0.6m of overhanging eaves
- (vii) One building per allotment not exceeding 2m in height and 6m² in floor area provided the height to boundary performance standard is met
- (viii) Temporary structures associated with maintenance activities and construction works
- (ix) Structures intended primarily for erosion control or flood protection.

Building includes the construction, erection, alteration, relocation or placement of a building on an allotment.

Building coverage – the percentage of the allotment covered by buildings.

Building Setback – the distance from the boundary within which no building can be erected, and any such area shall be left unoccupied and unobstructed by any structure from the ground level upwards.

- (i) *Front boundary* – the boundary adjoining any road
- (ii) *Other boundary* – all other boundaries excluding the front boundary
- (iii) *Common wall boundary* – the boundary where two buildings join along an allotment boundary by way of a common wall.

Common wall – means any wall dividing adjoining dwelling units in a residential building or any party wall dividing accessory buildings.

Community Amenity Facilities – means any land or structures used to enhance the amenity of public areas, and includes gardens and landscaped areas, conveniences, and seating.

Community Activity – means the use of any land or premises purpose built for any activity or service which has an individual or community health, welfare, care, safety, educational, recreational, cultural, ceremonial, spiritual, art or craft purpose.

Community Facility – means any land, building or premises which provides any community activity; and includes educational facilities, places of worship, libraries, hospitals, retirement homes and rest homes, community halls, kohanga reo, and childcare centres, but excludes entertainment facilities.

Cottage Lot - in terms of the Jellicoe Residential Character Area, this means a lot identified on the Jellicoe Residential Area Structure Plan subdivided for the purpose of a 2 – 3 bedroom residential unit.

Cultural Heritage – Landscapes, areas, places, structures, archaeological sites, waahi tapu, and waahi tapu areas associated with human activity that are inherited from the past or are of value to current and future generations, and are considered to be of special value.

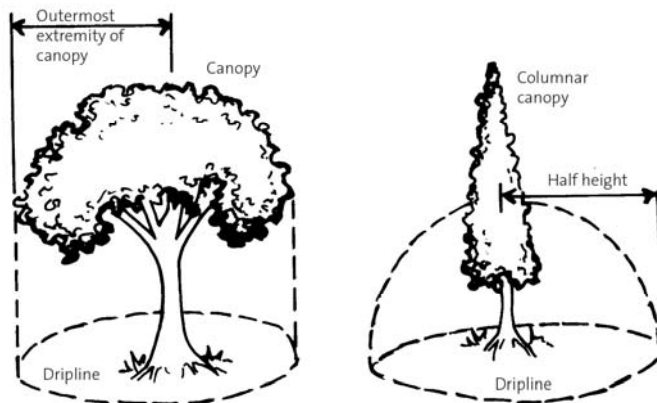
Daytime – Unless otherwise specified, 1 hour before sunrise till 1 hour after sunset.

Derelict vehicle – any car or other vehicle which does not currently have a Motor Vehicle Registration or a Warrant of Fitness, and which for the time being is unable to be driven under its own power.

Development Concept Plan (DCP) – a plan of proposed development submitted by an applicant when making a consent application within a Future Development Area.

Display windows – means windows that permit the public to view display space within a building.

Dripline – the area beneath the canopy of a tree, measured at ground level from any part of the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches.



Note: Dripline equals whichever method gives greatest measurement

Duplex – one residential building containing two residential units with each unit sharing a common wall with the other unit.

Dwelling – A self-contained residential structure designed primarily to accommodate one household. Self-contained means one kitchen only, and not less than one bathroom/toilet facility.

Earthworks – removal, deposition, or redistribution of any material on a site that alters the natural or existing ground level, but does not include the cultivation of soil for planting of crops and pasture, the harvesting of crops, and drainage of land (not affected wetland hydrology) in connection with primary production activities.

Education Facility – Any land or buildings used for education purposes; and includes any pre-school, primary, secondary or tertiary institution.

Entertainment – Any land or buildings used for the purpose of entertainment, or social or cultural enjoyment; and includes any cinema, theatre, or electronic games facility.

Environmental Standard – refer to *Standard* .

Frontage Surface – in reference to buildings within the Commercial Zone, is the total frontage area below the height of the verandah (or 3m above ground level if there is no verandah).

Goat farming - is the keeping or farming of one or more free-ranging goats (i.e., untethered).

Ground level – The natural level of the ground; or the finished ground level approved at the time of subdivision or development.

Gross floor area (GFA) – the sum of the total area of all the floors of all buildings on an allotment, excluding uncovered stairways, car parks and external balconies, measured in square metres.

Habitable Room – any room in a building which is, or is likely to be, used as a rumpus or games room, study, lounge, living room, bedroom, dining room, kitchen or for general amusement purposes.

Hazardous Facility – any activity involving hazardous substances but does not include:

- (i) Use, storage and handling of hazardous substances in domestic activities and corresponding quantities
- (ii) Trade waste sewers and stormwater drainage;
- (iii) Oil and gas pipelines;
- (iv) Retail sale and related storage of hazardous substances in closed containers having volumes intended for domestic purposes;
- (v) Fuel in motor vehicles, boats and other internal combustion machinery where the fuel is used for their operation.

Hazardous Substance - is defined by the Resource Management Act 1991 to include, but not be limited to, any substances as defined in section 2 of the Hazardous Substances and New Organisms Act 1996. For the purposes of this district plan, hazardous substances are defined as:

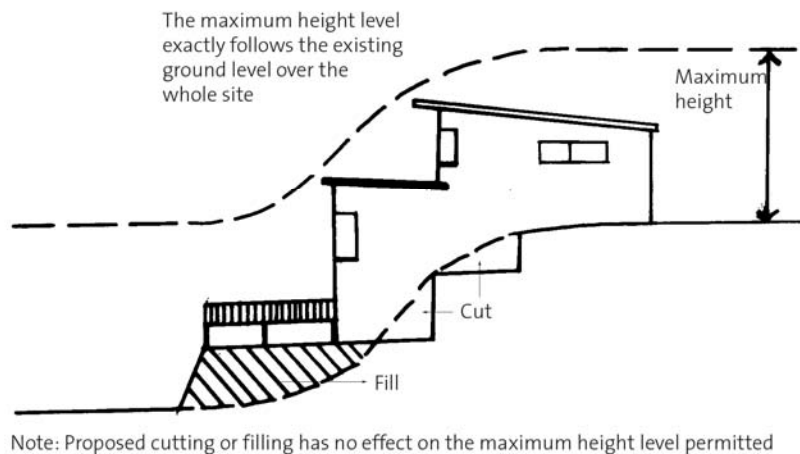
- a) Substances with one of more of the following intrinsic properties
 - an explosive nature
 - an oxidising nature
 - a corrosive nature
 - flammability
 - acute and chronic toxicity
 - ecotoxicity with or without bioaccumulation.
- b) Substances which in contact with air or water (other than air and water where the temperature or pressure has been artificially increased or decreased) generate a substance with any or more of the properties specified in paragraph a) of this definition
- c) Substances that, when discharged to surface or ground waters, have the potential to deplete oxygen as a result of the microbial decomposition of organic materials (for example, milk or other food stuffs)
- d) Radioactive substances except smoke detectors.

Healthcare Facilities – premises used:

- By one or more health care providers for the purposes of carrying on his/her profession; or
- As a medical laboratory

But does not include a healthcare institution in which there is on-site resident healthcare staff and overnight accommodation of patients, nor does it include a veterinary clinic.

Height – in relation to a building, the vertical distance between the ground level at any point and the highest part of the structure at that point, but excludes any structure attached to the building that does not exceed 0.5m in any horizontal dimension, and does not exceed the permitted height by more than 1.5m.



Helicopter landing area – means a site used for more than four (4) helicopter movements (landing or departure) within any 28-day period, excluding helicopter movements associated with primary production activities within the site.

Heritage Curtilage - the land (including land covered by water) surrounding a listed heritage item or area that is essential for retaining and interpreting its significance. It can apply to either land integral to the heritage item, or a precinct that includes buildings, relics, areas and their settings.

Homestay – the use of one self contained dwelling for visitor accommodation per Certificate of Title.

Indigenous Vegetation – means flora naturally occurring in the Wairarapa, or belonging naturally to the Wairarapa.

Industry – means premises used for manufacturing, fabricating or processing, substances or material into new products, and includes the servicing and repair of goods, vehicles and machinery whether by machine or hand, and the parking or storage of all materials, products and machinery; with

- **Primary Industry** meaning industry listed in Appendix 4 Schedule of Primary Industries (Potentially Offensive, Noxious or Hazardous Industries); and
- **Secondary Industry** meaning any other industry.

Intensive Farming – the commercial raising and keeping of plants, animals or other living organism in buildings, or in closely fenced outdoor enclosures where the stocking density precludes the maintenance of pasture or ground cover, and which is substantially provided for by food or fertiliser from off the site. This includes, but is not limited to intensive pig farming, poultry farms, mushroom farms, and feedlots, but excludes horticulture undertaken in greenhouses, milking sheds, woolsheds and aquaculture.

Landscaping – the visual improvement of an area through designed planting, paving, garden seating and other such enhancement.

Large lot – in terms of the Jellicoe Residential Character Area, this means a lot identified on the Jellicoe Residential Area Structure Plan as a “large lot”.

Loading space – a defined area of an allotment that has access to a road or service lane for the exclusive use of transferring goods from a vehicle to an activity or vice versa; excludes parking, landscaping or other similar required areas.

Lot – means an allotment defined in Section 218 of the Resource Management Act 1991.

- **Front Lot** – means a lot which directly abuts a street for the full length of one boundary;
- **Rear Lot** – means a lot situated to the rear of another site and which does not directly abut a street for any boundary except for the accessway.

Mahinga Maataitai – means the area from which food reserves from the sea are gathered.

Meteorological Structure – means a mast or pole structure and any support structures, on which anemometres and other meteorological devices or sensors are attached.

Motorised Outdoor Recreation Activity – means any activity involving a motor driven vehicle on land and/or water and includes motorbikes, off-landers, all-terrain vehicles, jetboats and jetskis, in which the use of the vehicle is operated for profit or are organised activities with their own dedicated tracks and facilities.

Network Utility – means any utility which is part a network and includes electrical lines, water, sewage and stormwater reticulation, streetlighting, telecommunication facilities, radiocommunications facilities, gas, roads, railway lines, airports, lighthouses, navigation aids and beacons, meteorological services and associated support structures.

Nighttime hours – Unless otherwise specified, 1 hour after sunset to 1 hour before sunrise.

Noise Emission Level - means a level of sound measured in accordance with NZS 6801: 1999 "*Acoustics - Measurement of Sound*" and assessed in accordance with NZS 6802: 1991 "*Assessment of Environmental Sound*" except as expressly provided for in this Plan. Where NZS 6802:1991 does not include assessment of the type of noise in question, one of the following appropriate Standards may be used;

- (i) NZS 6805: 1992 Airport Noise Management and Land Use Planning.
- (ii) NZS 6807:1998 Noise Management and Land Use Planning for Helicopter Landing Areas.
- (iii) NZS 6808:1998 Acoustics – The Assessment and Measurement of Sound From Wind Turbine Generators.
- (iv) NZS 6803:1999 Acoustics – Construction Noise.

In addition:

- a) The assessment of the activity shall not be made in isolation. The assessment shall be made with all other uses and activities in the area in normal operation and the cumulative effect taken into account. Assessment using "permitted baseline" tests will need to be based on realistic estimates of permitted and consented activity

levels. The anticipated environmental outcomes of this Plan do not include scenarios where noise emissions would increase up to the full utilisation of all available noise limits in the Plan.

- b) Measurement time intervals shall be selected in accordance with paragraph 5.1 of NZS 6802: 1991 "*Assessment of Environmental Sound*", and the duration of measurement shall be sufficient to be representative of the range and variability of the sound environment. The number of measurements taken shall be representative of the variation in the sound or sounds under investigation. The number of measurements will often need to be more than three. Where measurements are made at night they shall not be averaged for comparison with nighttime limits but each measurement compared separately. The measured levels for other time periods shall be averaged to derive a single figure according to the constraints detailed in NZS 6802: 1991 "*Assessment of Environmental Sound*" paragraph 4.5.2 and assessed in accordance with that paragraph.
- c) In circumstances where the noise from any activity has special audible characteristics such as tonality or impulsiveness, the L10 limits shall be reduced arithmetically by 5dB for comparison with the measured L10 descriptor of the noise. No relevant performance standard L10 descriptor shall be reduced overall by more than 5dB.
- d) The following activities and specific noise sources are not controlled by noise rules in this Plan, unless the rule states to the contrary:
 - Vehicles driven on a road (within the meaning of s.2(1) of the Land Transport Act 1998) or vehicular movements on any sites which are in keeping with residential activity;
 - Mobile vehicles used in primary production activities such as tractors and harvesters;
 - Temporary events (for example, outdoor entertainment events, see definition);
 - High energy impulsive sounds such as gunfire, blasting and warning devices (except within rules controlling audible bird scaring devices);
 - The sounds from any emergency fire siren operated by the NZ Fire Service at any fire station in the district;
 - The operation of trains; and
 - The operation of airborne aircraft including helicopters, except in relation to the use of aerodromes and landing areas.
- e) Where in noise rules in this Plan, the noise emission limit applies "at any point within any site other than the site from which the noise is generated" then neither shall the noise standard apply at or within the boundaries of any other site included in the parcel of land that incorporates the site from which the noise is generated, provided that:
 - (v) All sites in the parcel of land are held under the same ownership or under the same management; and

- (vi) To be considered part of the parcel of land each site shall remain contiguous with at least one other site in the parcel that is under the same ownership.

Noise sensitive activities – means activities which involve habitation, or which require concentration of people and includes residential activities, residential units, residential institutions, visitor accommodation, papakainga, marae, wharehau, places of assembly, hospitals, health care facilities and education facilities (other than airport staff and aviation training facilities).

Notable tree – means a tree that has been identified and assessed as a tree of significant value for botanical and/or for historic, cultural, spiritual, landmark or other community reasons, and is listed in the Schedule of Notable Trees in this Plan.

Notional Boundary - A line 20 metres from the wall of a habitable building used for residential purposes. If the site boundary is closer than 20 metres to the building at any point, the site boundary is to be treated as the notional boundary at that point.

Official Signs – means any sign for public safety erected in fulfilment of legislative responsibilities to provide advice, warnings or education for the purpose of people's wellbeing and safety. These signs include, but are not limited to fire risk signs, health and safety obligations and hazardous substances.

Official Traffic Sign – means any sign erected or approved by a road controlling authority (as defined in Section 2(1) of the Land Transport Act 1998) for the purposes of regulating, warning, or informing road users (including pedestrians) of road conditions, locations, activities, traffic control, or other such information relative to the use of the road, including tourist and essential service facilities. This definition also includes other road controlling devices, such as traffic lights, railway crossing lights and barrier arms.

Outstanding Landscape Area – an area considered significant due to outstanding natural landscape attributes, listed in the Schedule of Outstanding Landscape Areas and identified on the Planning Maps.

Papakāinga housing – means use and development of multiple residential units and other buildings to enable whānau and extended family to live on any Māori land (as defined by Section 129 of the Te Ture Whenua Māori Act 1993).

Parking area – that part of an allotment or building within which vehicle parking is accommodated, including all manoeuvring areas.

Parking space – an area formed, marked and set aside for vehicle parking to meet the parking requirements of this Plan.

Pedestrian Precinct – An area within the Commercial Zone, as identified on the planning maps, which is managed to facilitate the efficient movement of predominantly pedestrian flows.

Place of Assembly - any facility or land and buildings for the general assembly of people engaged in deliberation, education, worship or entertainment and includes, but is not exclusive to indoor recreation facilities, theatre, cinemas, halls, conference facilities, churches and education facilities.

Plantation Forestry - The commercial production of trees for wood products and includes woodlots, large scale plantations, a mix of pastoral and forest

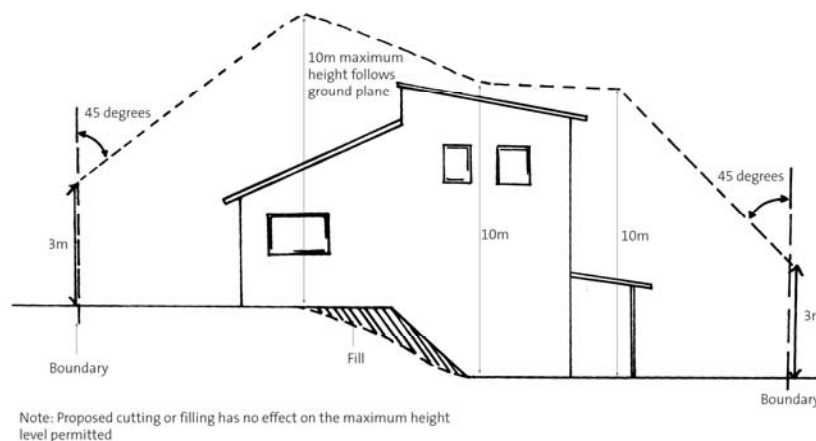
uses, and firewood lots, provided any area is contiguous planting over 1ha, but does not include shelter belts and trees planted for horticultural purposes.

Premises – means house or buildings with its grounds and appurtenances.

Primary Production – the use of land and accessory buildings (e.g. greenhouses) for the raising, growing and breeding of animals or vegetative matter and crops, including horticulture, plantation forestry, agriculture, viticulture, floriculture, racing stables, and outdoor (extensive) pig farming, as well as winemaking, flower packing, and other primary processing activities, but excludes top soil stripping, intensive farming activities, and mineral extraction and processing.

Principal Building – refers to the main building associated with the primary use of a site, but not any ancillary buildings such as sheds, garages, or other accessory structures.

Recession Plane – means a plane extending at an angle into the site from a point above the actual ground level at the boundary. A building must fit within this envelope for all of the boundaries of the site. Notwithstanding the definition of “building”, for the purposes of measuring the height envelope the term building excludes residential chimneys, and television and telecommunication aerials.



Recreation Activity – Any activity where there is the passive or active pursuit of leisure, which can be competitive or non-competitive, casual or organised but does not include buildings and structures.

Recreation Facility – Any reserves, buildings or structures (temporary or permanent), required to enable active or passive recreation; and includes gymnasiums, grandstands, stadiums, clubrooms, viewing platforms, night lighting, and sealed courts.

Redevelopment – further development including extensions to existing structures, erection of new structures, development of more than one activity on an allotment, or new development to change the land use.

Relocated building – The movement of an existing used building to a new Certificate of Title.

Residential activities – The use of land and buildings by people for the purpose of living accommodation (up to 5 residents if subject to permanent on-site care or supervision) and includes associated accessory buildings (including elderly relative accommodation) but not long-term hospital or

medical care facilities, or visitor accommodation (other than homestays), or serviced residential units.

Residential business – means an occupation, craft or profession undertaken within premises that are primarily used for residential purposes, but excludes any retailing of products not assembled or manufactured on the site.

Residential unit – a self-contained residential accommodation unit to be used exclusively by one household unit and includes residential units within multi-unit and retirement village developments.

Retail activity – the use of land or premises for the sale or hire of goods to the general public.

Retirement Villa – any residential unit development within the site of the Greytown Villas Character Area, with design features particularly suited to the needs of retirees, but does not include advanced residential health care facilities. A retirement villa may be a single or multi-unit.

Roading Hierarchy – the classification of roads according to the function, location and traffic carrying capacity (Refer to [Appendix 5](#) for classifications).

Sign – any text, graphics or lighting effect designed or intended to attract attention, whether placed on or attached to any land or building or incorporated in the design of any building which is visible from any public space. This includes any materials used on the sign, as well as any additional structure, support, frame or anchorage.

Significant Natural Area – an area considered significant due to ecological attributes, listed in the Schedule of Significant Natural Areas and identified on the Planning Maps.

Site – means any area of land comprised wholly in one Certificate of Title, or the titles of an activity if it occurs over more than one title.

Sites of Historic Value – sites considered significant due to heritage attributes, listed in the Schedule of Historic Heritage Sites, and identified on the Planning Maps.

Standard refers to the requirements for permitted activities to meet acceptable levels of environmental effect, and includes conditions and terms. *Development standards* relate to the effects of physical aspects of land uses, such as buildings and roading, while *performance standards* relate to the effects of the operational aspects of activities, such as noise and light.

Street Tree: Any tree located within legal road reserve.

Structure Plan – a framework to guide the development or redevelopment of a particular area by defining the future development and land use patterns, areas of open space, layout and nature of infrastructure (including transportation links), and other key features for managing the effects of development.

A Structure Plan may include reference to the following matters:

- (i) Provision of linkages to services, including sewerage, water supply, electricity, telecommunications and stormwater systems;
- (ii) Provision of internal roads, and linkages to external public roads;

- (iii) Provision of public open space, pedestrian access and cycleways;
- (iv) Significant natural features, historic heritage, waahi tapu and archaeological sites, and proposed environmental enhancement areas;
- (v) Natural hazards, geotechnical issues and contamination issues.

Temporary Activity - means an activity in any zone that is of a non-repetitive, transient nature and includes entertainment, cultural and sporting events.

Townhouse Lot – in terms of the Jellicoe Residential Character Area, this means a lot identified on the Jellicoe Residential Area Structure Plan subdivided for the purpose of a one bedroom residential unit.

Visitor Accommodation – means the use of land or buildings for short-term living accommodation, and which may include some ancillary services and facilities such as dining hall, restaurant, conference and meeting rooms and recreational facilities for the use of guests and visitors.

Vehicle crossing – that part of the road reserve that has been formed or otherwise constructed to enable vehicle access between an allotment and a public road.

Vehicle Oriented Activities – a commercial activity in which the majority of business is derived from customers driving onto the site, such as service stations, vehicle and equipment hire centres or sales, and bulky goods retailing activities.

Wetland – has the same meaning as in the Resource Management Act 1991, but excludes wet pasture and artificially created waterbodies.

Wind Energy Facility – means the land, buildings, substations, turbines, structures, underground cabling, earthworks, access tracks and roads associated with the generation of electricity by wind force and the operation of the wind energy facility. It does not include:

- (i) Small scale turbines of less than 5kW.
- (ii) Any cabling required to link the wind energy facility to the point of entry into the electricity network, whether transmission or distribution in nature.

All other definitions are as defined in the Act.

PART D – APPENDICES

28 APPENDIX 1 – SCHEDULE OF NATURAL & HISTORIC HERITAGE SITES

28.1 Appendix 1.1 Outstanding Landscapes

Masterton District

Outstanding Landscape Number	Description	Location and Legal Description (where known)	Map Number
OLm01	Tararua Forest Park	Tararua Forest Park	1, 2, 7

Carterton District

Outstanding Landscape Number	Description	Location and Legal Description (where known)	Map Number
OLc01	Tararua Forest Park	Tararua Forest Park	1, 6, 7, 13
OLc02	Maungaraki Ridge	The eastern side of the ridge shown on Topographic Maps 260 series as follows: extending in a north east direction from T27 325 995 to the boundary of the Carterton District and within a 60 metre contour of the top of the ridge.	20, 26
OLc03	Waiohine Faulted Terraces	Western Wairarapa	13, 19

South Wairarapa District

Outstanding Landscape Number	Description	Location and Legal Description (where known)	Map Number
OLs01	Tararua Forest Park	Tararua Forest Park	12, 13, 18, 62, 63
OLs02	Rimutaka Forest Park	Rimutaka Forest Park	18, 23, 24, 29, 62
OLs03	Aorangi (Haurangi) Forest Park	Haurangi Forest Park	30, 34, 35, 37
OLs04	Nga Waka o Kupe Hills	Eastern South Wairarapa	31

28.2 Appendix 1.2 Outstanding Natural Features

Masterton District

Outstanding Natural Feature Number	Description	Location and Legal Description (where known)	Map Number
ONFm01	Castlepoint Reef and Scenic Reserve	Castlepoint	71, 72
ONFm02	Tinui Taipos	Masterton-Castlepoint Road	10
ONFm03	Uriti Point and Dune Complex	Uriti Point and Dune Complex – Uriti Point.	22

Carterton District

Outstanding Natural Feature Number	Description	Location and Legal Description (where known)	Map Number
ONFc01	Taipo Minor	Rocky Hill Road	26
ONFc02	Honeycomb Rock	Wairarapa Coast	33

South Wairarapa District

Outstanding Natural Feature Number	Description	Location and Legal Description (where known)	Map Number
ONFs01	Kupe's Sail	South Wairarapa Coast	37, 79
ONFs02	Cape Palliser	South Wairarapa Coast	37
ONFs03	The Pinnacles	South Wairarapa Coast	34
ONFs04	Ngapotiki Fan	South Wairarapa Coast	37
ONFs05	Ruakokopatuna Chasm	South Wairarapa	31
ONFs06	White Rock	South Wairarapa Coast	38
ONFs07	Glendhu Rocks	South Wairarapa Coast	32, 36
ONFs08	Blue Rock Stream Glow Warm Caves	South Wairarapa	31

28.3 Appendix 1.3 Significant Natural Areas

Masterton District

SNA Number	Description	Location and Legal Description (where known)	Map Number
SNm01	Coastal Habitat (CP 002)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	71
SNm02	Tararua State Forest Park	No Appellation GA2 1967/1551, etc (Cons. Unit No. S26001)	1, 2, 7
SNm03	Coastal Habitat (RV-CP 007)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	17
SNm04	Coastal Habitat (RV-CP 005)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	16
SNm05	Coastal Habitat (RV-CP 003)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	22
SNm06	Coastal Habitat (RV-CP 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	22
SNm07	Coastal Habitat (KW-RV 004)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	22, 74
SNm08	Coastal Habitat (KW-RV 003)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	28
SNm09	Coastal Habitat (CP 003)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	72
SNm10	Coastal Habitat (CP 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	72

Carterton District

SNA Number	Description	Location and Legal Description (where known)	Map Number
SNc01	Coastal Habitat (GL-FP 007-009)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	27
SNc02	Coastal Habitat (GL-FP 005)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	33
SNc03	Coastal Habitat (GL-FP 003)	(Note: Refer to the Wairarapa Coastal Strategy Background	33

SNA Number	Description	Location and Legal Description (where known)	Map Number
		Reports and Maps for information on this area).	
SNc04	Coastal Habitat (GL-FP 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	33
SNc05	Coastal Habitat (WR-HR(a) 019)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	33
SNc06	Coastal Habitat (WR-HR(a) 018)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	33
SNc07	Tararua Forest Park		1, 6, 7, 13
SNc08	Carrington Creek Stewardship Area	Mangatarere Valley Road	13
SNc09	Trenair Bush	Perrys Road	14
SNc10	Carters Scenic Reserve	Carterton-Gladstone Road	20
SNc11	Rocky Hills Sanctuary Reserve	Rocky Hills Road	26

South Wairarapa District

SNA Number	Description	Location and Legal Description (where known)	Map Number
SNs01	Aorangi (Haurangi) Forest Park		30, 31, 34, 35, 37
SNs02	Tararua Forest Park		12, 13, 18, 19, 62, 63
SNs03	Rimutaka Forest Park		18, 23, 24, 29, 62
SNs04	Coastal Habitat (WR-HR(a) 016)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	32
SNs05	Coastal Habitat (WR-HR(a) 016)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	32
SNs06	Coastal Habitat (WR-HR(a) 015)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	32
SNs07	Coastal Habitat (WR-HR(a) 014)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	32, 36
SNs08	Coastal Habitat (WR-HR(b) 013)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	36
SNs09	Coastal Habitat (WR-HR(b) 012)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	36
SNs10	Coastal Habitat (WR-HR(b) 011)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	36

SNA Number	Description	Location and Legal Description (where known)	Map Number
SNs11	Coastal Habitat (WR-HR(b) 010)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	36
SNs12	Coastal Habitat (WR-HR(c) 009)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	35
SNs13	Coastal Habitat (WR-HR(c) 008)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	35
SNs14	Coastal Habitat (WR-HR(c) 006)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	35
SNs15	Coastal Habitat (WR-HR(c) 005)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	38
SNs16	Coastal Habitat (WR-HR(c) 004)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	38
SNs17	Coastal Habitat (WR-HR(c) 003)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	38
SNs18	Coastal Habitat (WR-HR(c) 002)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	38
SNs19	Coastal Habitat (WR-HR(c) 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	38
SNs20	Coastal Habitat (WR 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	37, 38
SNs21	Coastal Habitat (CPE 008)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	37
SNs22	Coastal Habitat (CPE 007)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	37
SNs23	Coastal Habitat (CPE 006)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	37
SNs24	Coastal Habitat (CPE 005)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	37
SNs25	Coastal Habitat (CPE 003)	(Note: Refer to the Wairarapa	37, 79

SNA Number	Description	Location and Legal Description (where known)	Map Number
		Coastal Strategy Background Reports and Maps for information on this area).	
SNs26	Coastal Habitat (CPE 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	37
SNs27	Coastal Habitat (TH-NG(a) 003)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	37
SNs28	Coastal Habitat (TH-NG(a) 002)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	37
SNs29	Coastal Habitat (TH-NG(a) 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	37
SNs30	Coastal Habitat (WH(a) 005)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	34
SNs31	Coastal Habitat (WH(a) 004)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	34
SNs32	Coastal Habitat (WH(b) 003)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	34
SNs33	Coastal Habitat (WH(b) 002)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	34, 76
SNs34	Coastal Habitat (WH(b) 002)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29, 76
SNs35	Coastal Habitat (OB 004)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29, 75
SNs36	Coastal Habitat (OB 007)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs37	Coastal Habitat (OB 004)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs38	Coastal Habitat (OB 006)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs39	Coastal Habitat (OB 002)	(Note: Refer to the Wairarapa Coastal Strategy Background	29

SNA Number	Description	Location and Legal Description (where known)	Map Number
		Reports and Maps for information on this area).	
SNs40	Coastal Habitat (TH 007)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs41	Coastal Habitat (TH 005)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs42	Coastal Habitat (TH 006)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs43	Coastal Habitat (TH 004)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs44	Coastal Habitat (TH 003)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs45	Coastal Habitat (TH 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs46	Coastal Habitat (TH 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs47	Coastal Habitat (LF 002)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs48	Coastal Habitat (LF 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs49	Coastal Habitat (LF 003)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	29
SNs50	Coastal Habitat (CPE 002)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	37, 79
SNs51	Coastal Habitat (CPE 004)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	37, 79
SNs52	Coastal Habitat (WR-HR(c) 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	38
SNs53	Coastal Habitat (WR-HR(c) 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	38

SNA Number	Description	Location and Legal Description (where known)	Map Number
		on this area).	
SNs54	Coastal Habitat (WR-HR(c) 001)	(Note: Refer to the Wairarapa Coastal Strategy Background Reports and Maps for information on this area).	38
SNs55	Tora Bush Scenic Reserve		35

28.3.1 Recommended Areas for Protection

The following Recommended Areas for Protection (RAP) are not part of Appendix 1.3: Significant Natural Areas. The tables below are included for information purposes only, and will be referred to if a resource consent is required under any rule in the District Plan. Refer to the following Department of Conservation publications for more information about the RAP sites:

Wairarapa Plains Ecological District, Survey report for the Protected Natural Areas Programme, 2000.

Eastern Wairarapa Ecological District, Survey report for the Protected Natural Areas Programme, 2005.

Masterton District

RAP No.	RAP Name	Habitat Type	Location
Wairarapa Plains			
RAP 1	Dunvegan Forest Remnants	Indigenous Forest Remnant	State Highway 2
RAP 2	Waingawa River Bush	Indigenous Forest Remnant	Upper Plain Road
RAP 6	Ruamahanga River Terrace	Indigenous Forest Remnant	Martinborough Masterton Road
RAP 8	Te Kopi Road	Indigenous Forest Remnant	Te Kopi Road
Eastern Wairarapa			
RAP 11	Tinui River Bush	Indigenous Forest Remnant	Tanawa Road
RAP 12	Mt Percy Bush	Indigenous Forest Remnant	Mataikona Road
RAP 13	Springhill Station	Indigenous Forest Remnant	Springhill Road
RAP 14	Tauweru River Banks	Indigenous Forest Remnant	Te Ore Ore Bideford Road
RAP 15	Whakataki River Mouth	Wetland, Coastal Dunes	Masterton Castlepoint Road
RAP 16	Rewanui and Rorokoro Gorge Bush	Indigenous Forest Remnant	Masterton Castlepoint Road
RAP 17	Mangapakeha Taipos Bush	Indigenous Forest Remnant	Masterton Castlepoint Road
RAP 18	Otahoua Swamp	Wetland	Masterton Stronvar Road
RAP 19	Waipapa Stream Bush	Indigenous Forest Remnant	Masterton Stronvar Road
RAP 20	Rewa Bush Extension	Indigenous Forest Remnant	Whareama Road
RAP 21	Whareama River Mouth	Coastal Dunes	Orui Riversdale Road
RAP 22	Makahaka Stream	Indigenous Forest Remnant	Puketiritiri Road
RAP 23	Whakatahine River Remnants	Indigenous Forest	Masterton Stronvar Road

RAP No.	RAP Name	Habitat Type	Location
		Remnant	
RAP 25	Ngaumu Bush	Indigenous Forest Remnant	Ngaumu Road
RAP 26	Uriti Point Dunes	Coastal Dunes	Waiorong Road
RAP 30	Homewood Road Bush	Indigenous Forest Remnant	Homewood Road

Carterton District

RAP No.	RAP Name	Habitat Type	Location
Wairarapa Plains			
RAP 3	Waingawa Swamp	Wetland	State Highway 2
RAP 4	Fensham Bush	Indigenous Forest Remnant	Cobden Road
RAP 5	Allen/Lowes Bush	Indigenous Forest Remnant, Wetland	Perrys Road
RAP 7	Peter's Bush	Indigenous Forest Remnant	Te Kopi Road
Eastern Wairarapa			
RAP 24	Kourarau Valley & Pukemangamana	Indigenous Forest Remnant	Kourarau Dam Road, Admiral Road
RAP 27	Bankview	Indigenous Forest Remnant, Wetland	Flat Point Road
RAP 28	Kuamahanga Bush	Indigenous Forest Remnant	Tepurupuru Te Wharau Road
RAP 29	Wainuioru River Bush	Indigenous Forest Remnant	Tepurupuru Te Wharau Road
RAP 31	Te Wharau Bush	Indigenous Forest Remnant	Tattons Road, Bismark Road
RAP 32	Moetapu Bush	Indigenous Forest Remnant	Admiral Station Road
RAP 33	Bush Stream Wetland	Wetland	Kaiwhata Road
RAP 34	Rocky Hills Extension	Indigenous Forest Remnant	Driscoll Road
RAP 35	Flat Point Dunelands	Coastal Dunes	Flat Point Road
RAP 36	Pukunui Bush	Indigenous Forest Remnant	Craigie Lea Road
RAP 38	Waiekin Stream Bush	Indigenous Forest Remnant	Glenburn Road
RAP 39	Waimoana Wetland	Wetland	Glenburn Road
RAP 40	Glenburn Station Bush	Indigenous Forest Remnant	Glenburn Road
RAP 41	Honeycomb Light/Kahu Rock Headland	Wetland, Coastal Dunes	Glenburn Road
RAP 42	Honeycomb Rock Terrace	Coastal Dunes	Glendhu Road

South Wairarapa District

RAP No.	RAP Name	Habitat Type	Location
Wairarapa Plains			
RAP 9	Bucks Road Bush	Indigenous Forest Remnant	Bucks Road
RAP 10	Tauherenikau	Indigenous Forest Remnant	No. 1 Line
RAP 11	Ruamahanga River Terrace Bush	Indigenous Forest Remnant	Glemorven Road, Moiki Road
RAP 12	Lake Wairarapa Wetland Stewardship Area Extension	Wetland	Western Lake Road
RAP 13	Waiorongomai Bush	Indigenous Forest	Western Lake Road

		Remnant	
RAP 14	Allsops Bay Bush	Indigenous Forest Remnant	Western Lake Road
RAP 15	Matagouri Scrub	Indigenous Forest Remnant	Western Lake Road
RAP 16	Mangaroa	Indigenous Forest Remnant	Martinborough Lake Ferry Road
RAP 17	Lake Onoke, Kiriwai Lake and Ocean Beach Dunes	Wetland, Coastal Dunes	Wharekauhau Road, Lake Ferry Road
RAP 18	Wharekauhau Bush Fragments	Indigenous Forest Remnant	Wharekauhau Road
RAP 19	Whangaimoana Stream Bush	Indigenous Forest Remnant	Whangaimoana Road
Eastern Wairarapa			
RAP 37	Mt Adams-Pahaoa River	Indigenous Forest Remnant	Hinakura
RAP 43	Makara River Bush Remnants	Indigenous Forest Remnant, Wetland	Paruwai Road
RAP 44	Lagoon Hills-Heights	Indigenous Forest Remnant	Glendryneoch Road
RAP 45	Pahaoa	Coastal Dunes	Pahaoa Road
RAP 46	Castle River	Indigenous Forest Remnant	White Rock Road
RAP 47	Tora Coastal Bush	Indigenous Forest Remnant	Tora Farm Settlement Road
RAP 48	Tora Coast	Indigenous Forest Remnant	Tora Farm Settlement Road
RAP 49	White Rock Beach	Coastal Dunes	White Rock Road

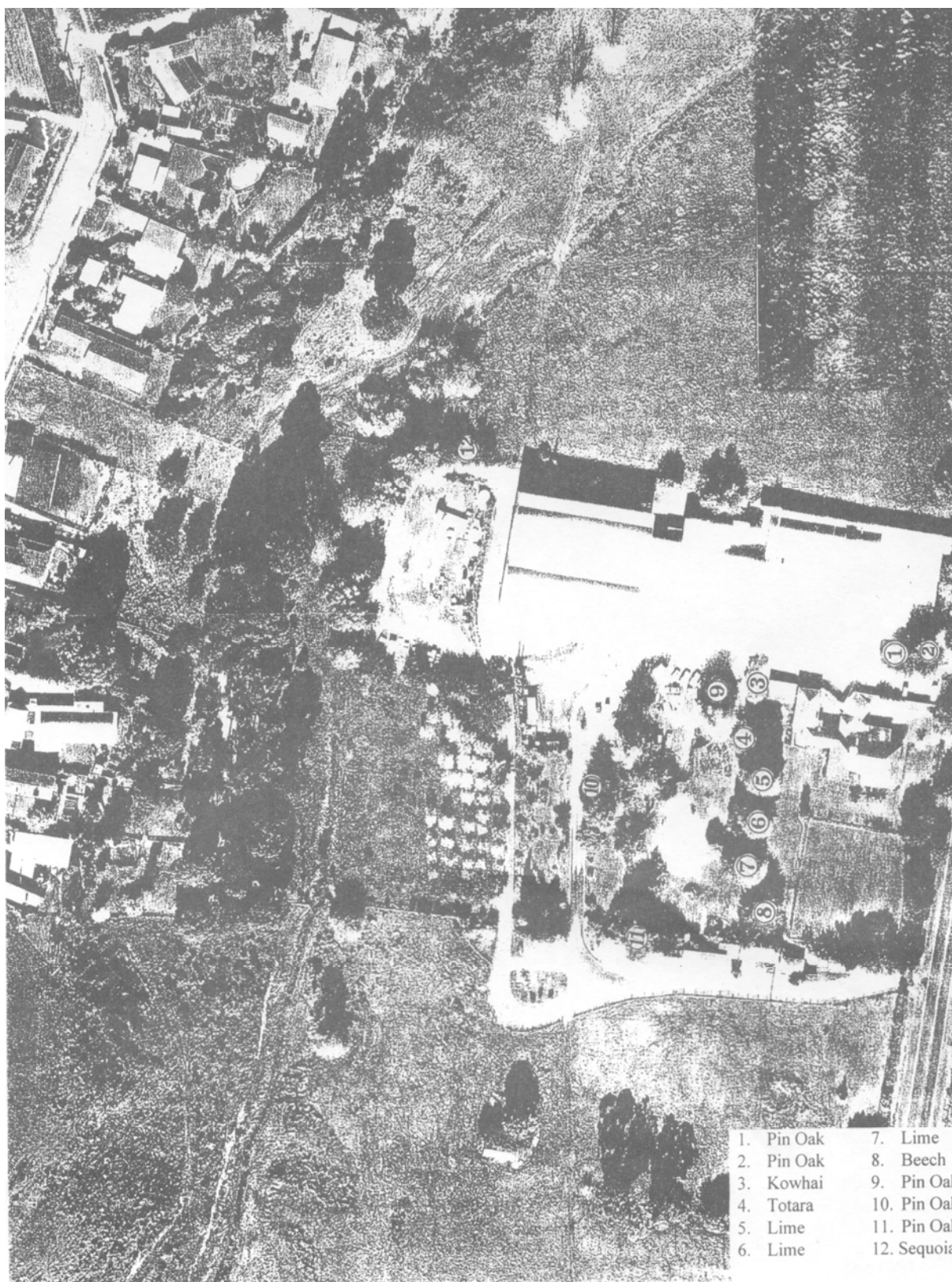
28.4 Appendix 1.4 Notable Trees

Masterton District

Notable Tree(s) Number	Tree Type	Location and Legal Description (where known)	Map Number
Tm1	Sequoia	Near the north-western corner of Lot 4 DP 1048 Queen Street (near the stadium)	44
Tm2	Elm	15 Keir Crescent (Lot 1 DP 330441)	45
Tm3	Sequoia	88 and 90 High Street (Lot 1 DP 47890)	47
Tm4	Sequoia	On frontage of 89 Cole Street (Lot 31 DP 1851)	44
Tm5	Sequoia	Solway College Grounds (Part Lot 1 A Plan 2480)	47
Tm6	Olive Tree	Solway College Grounds (Part Lot 1 A Plan 2480)	47
Tm7	Corsican Pine	Solway College Grounds (Part Lot 1 A Plan 2480)	47
Tm8	Sequoia	Near frontage of Lot 1 DP 27266, High Street	47
Tm9	Sequoia	Near frontage of 50A Cornwall Street, Masterton (Lot 1 DP 28988)	47
Tm10	Three Oak Trees	41 Essex Street, Masterton (Lot 1 DP 3824)	44, 48
Tm11	Copper Beech	On frontage of 11 College Street, Masterton (Lot 31 DP 8404)	43, 47
Tm12	Copper Beech	On frontage of 60 Essex Street, Masterton (Lot 39 DP 1878)	44
Tm13	Weeping Elm	On rear yard of 60 Essex Street, Masterton (Lot 39 DP 1878)	44
Tm14	Common Ash	Watson's Road, Te Ore Ore, Masterton (Lot 4 DP 8270)	39
Tm15	Wellingtonia	"Bowlands", Bideford, Masterton (Lot 1 DP 52453)	9
Tm16	Himalayan Spruce	"Bowlands", Bideford, Masterton (Lot 1 DP 52453)	9
Tm17	Kahikatea	"Bowlands", Bideford, Masterton (Lot 1 DP 52453)	9
Tm18	Wellingtonia	"Rata Hills", Tanglewood Road, Bideford, Masterton (Lot 1 DP 88418)	9
Tm19	Two Oak trees	Whangaehu Hall, Whangaehu, Masterton (Pt Kai O Te Atua)	14
Tm20	Chestnut	15 Keir Crescent (Lot 1 DP 330441)	45
Tm21	Lombardy	Seven Oaks, Blairlogie-Langdale Road	16
Tm22	Lombardy	Seven Oaks, Blairlogie-Langdale Road	16
Tm23	Canary Island Olive	31 Takahe Street (Lot 3 DP 49765)	48
Tm24	Kahikatea	Close to south western boundary of, McKenna Street (Pt Lot 2 DP 49765)	48
Tm25	Swamp Tree	On the Pownall Street frontage to the north of the Kuripuni Stream	47

		culvert (Lot 1 DP 312270)	
Tm26	Eucalyptus	Down bank on west side of 101 Titoki Street (Lot 1 DP 28152)	42

Opaki Special Management Area Notable Trees



Carterton District

Notable Tree(s) Number	Tree Type	Location and Legal Description (where known)	Map Number
Tc1	Oaks	Norman Ave, Carterton (Lot 2 DP 310350)	14
Tc2	Pin Oak	10 Armstrong Avenue, Carterton (Lot 10 DP 16814)	56
Tc3	Elm	Memorial Square, Park Road, Carterton (Lot 22 Deeds Plan 414)	56
Tc4	Elm	Memorial Square, Park Road, Carterton (Lot 22 Deeds Plan 414)	56
Tc5	Elm	Memorial Square, Park Road, Carterton (Lot 22 Deeds Plan 414)	56
Tc6	Elm	Memorial Square, Park Road, Carterton (Lot 22 Deeds Plan 414)	56
Tc7	Oak	State Highway 2, Carterton (Lot 2 DP 270)	57

South Wairarapa District

Notable Tree(s) Number	Tree Type	Location and Legal Description (where known)	Map Number
Ts001	<i>Liquidamber styraciflua</i> , <i>Quercus palustris</i> , <i>Fraxinus excelsior</i>	17 Jellicoe Street, Greytown (Lot 1 DP 71160)	59
Ts002	<i>Ulmus campestris</i>	12 Main Street, Greytown (Part Lot 4 DP 10792)	59
Ts003	<i>Tilia x europaea</i> (2)	Reserve land, Main Street (beside BNZ building), Greytown (Lot 1 DP 76572)	59
Ts004	<i>Quercus robur</i>	Church Street near St Lukes Church boundary, Greytown (Lot 2 DP 86779)	61
Ts005	<i>Eucalyptus regnans</i>	St Lukes Churchyard, Church Street, Greytown (Lot 2 DP 86779)	61
Ts006	<i>Araucaria bidwillii</i> , <i>Pseudotsuga menziesii</i>	200 Main Street, Greytown (Lot 1 DP 719)	60
Ts008	Group of Conifers	State Highway 2, southern end of Greytown (Lot 1 DP 52118)	60
Ts009	<i>Quercus robur</i> , <i>Ulmus glabra</i> 'Camperdownii'	Arbor House, 48 – 50 Main Street, Greytown (Lot 1 DP 10779)	59
Ts010	<i>Fraxinus excelsior</i>	Cobblestone Museum, Main Street, Greytown (Lot 8 DP 31241)	60
Ts011	<i>Quercus</i> sp (avenue of mixed oaks – 2 rows either side of Hospital Road)	Hospital Road, Greytown (Lot 1 DP 302950 and Reserve Town of Greytown).	60
Ts012	<i>Ulmus campestris</i> , <i>Quercus robur</i> , <i>Magnolia grandiflora</i> , <i>Podocarpus totara</i>	16 Main Street, Greytown (Part Sec 8 Town of Greytown)	59
Ts013	<i>Phoenix canariensis</i>	Greytown Public Library grounds, Main Street, Greytown (Parts Lot 1 DP 11855)	59
Ts015	Group of exotic trees	Colliers Reserve, West Street, Greytown (Lot 3 DP 43420)	60
Ts016	<i>Cedrus deodara</i>	18 Mole Street, Greytown (Lot 1 DP 89116)	59

Notable Tree(s) Number	Tree Type	Location and Legal Description (where known)	Map Number
Ts017	<i>Tilia x europaea</i> (55) and various others	Soldiers Memorial Park, Greytown (Part Sec 4 Greytown Small Farm Settlement)	59
Ts018	<i>Eucalyptus</i>	6 Udy Street, Greytown (Lot 2 DP 308336)	59
Ts020	<i>Liriodendron tulipifera</i> , <i>Aesculus hippocastanum</i>	Road verge, 10 Jellicoe Street, Greytown (in front of Lot 2 DP 42980).	59
Ts021	<i>Quercus robur</i>	51 Reading Street, Greytown (Lot 11 DP 67142)	59
Ts022	<i>Tilia x europaea</i>	206 Main Street, Greytown (Lot 4 DP 719)	60
Ts023	<i>Magnolia grandiflora</i>	129 Main Street, Greytown (Pt Sec 55 Town of Greytown)	60, 61
Ts024	<i>Ulmus campestris</i> (2) (adjacent Buchanan Wing), <i>Tilia x europaea</i> (foreground Buchanan Wing), <i>Picea</i> sp (Buchanan Wing), <i>Quercus palustris</i> (last tree R side of Ave)	Hospital Grounds, East Street, Greytown (Lot 1 DP 90535)	60
Ts025	<i>Fraxinus excelsior</i>	188 Main Road, Greytown (Lot 2 DP 15798)	60
Ts026	<i>Juglans regia</i>	78 Main Street, Greytown (Lot 1 DP 89322)	60
Ts027	<i>Liquidamber styraciflua</i>	54 Wood Street, Greytown (Lot 1 DP 32333)	59
Ts028	<i>Quercus robur</i>	Road verge, 86 West Street, Greytown	59
Ts029	<i>Quercus</i> sp, <i>Fagus sylvatica purpurea</i>	31 West Street, Greytown (Part Sec 16 Town of Greytown)	59
Ts030	<i>Taxus baccata</i>	106 West Street, Greytown (Lot 2 DP 70079)	59
Ts031	<i>Quercus robur</i>	Road verge, 100 West Street, Greytown (Lot 1 DP 64859)	59
Ts032	<i>Quercus robur</i>	7 Cotter Street, Greytown (Part Lot 25 Deeds 38)	60
Ts033	<i>Schinus molle</i>	21 East Street, Greytown (Lot 6 DP 22662)	59
Ts035	<i>Quercus robur</i> , <i>Eucalyptus regnans</i> (3)	Greytown Primary School, East Street, Greytown (Part Sec 31 Greytown Belt)	61
Ts036	<i>Quercus robur</i>	Road verge opp. 37 and adjacent to 34 Humphries Street, Greytown	60
Ts038	<i>Quercus robur</i>	35 Wood Street, Greytown (Lot 9 Deeds 310)	59
Ts039	<i>Quercus robur</i>	54 Wood Street, Greytown (Lot 1 DP 32333)	59
Ts040	<i>Ulmus campestris</i> (5)	21 Wood Street, Greytown (Lot 2 DP 302341)	59
Ts041	<i>Quercus robur</i>	76 West Street, Greytown (Lot 2 DP 70711)	59
Ts042	<i>Quercus robur</i>	58B Kuratawhiti Street, Greytown (Lot 1 DP 34617)	59
Ts043	<i>Fagus sylvatica purpurea</i>	46 Kuratawhiti Street, Greytown	59

Notable Tree(s) Number	Tree Type	Location and Legal Description (where known)	Map Number
		(Part Sec 5 of Greytown Small Farm Settlement	
Ts044	<i>Tilia x europaea</i> (2), <i>Fagus sylvatica</i> (2), <i>Fraxinus excelsior</i>	40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)	59
Ts045	<i>Prumnopitys taxifolia</i> (5), <i>Podocarpus totara</i> (30)	46 West Street, Greytown (Lot 1 DP 8748)	59
Ts046	<i>Quercus robur</i> (15)	Old Railway line west to Cotter Street (Lot 4 DP 30169)	60
Ts047	<i>Quercus robur</i> (15)	Old Railway line west to Cotter Street (Lot 1 DP 30169)	60
Ts048	<i>Quercus agrifolia</i> , <i>Eucalyptus obliqua</i> , <i>Nothofagus solandri</i> (2)	Donald Street, Featherston (Lot 1 DP 359158)	65
Ts049	<i>Araucaria heterophylla</i> , <i>Chamaecyparis lawsoniana</i> , <i>Fagus sylvatica purpurea</i>	31 Wakefield Street, Featherston (Part Sec 115 Town of Featherston)	63, 64
Ts050	<i>Paratrophis banksii</i> , <i>Corynocarpus laevigatus</i> , <i>Prumnopitys taxifolia</i> , <i>Dacrycarpus dacrydioides</i> , <i>Podocarpus totara</i>	Pigeon Bush, Featherston (Lot 2 DP 351055)	18
Ts051	<i>Dacrydium cupressinum</i> , <i>Dacrycarpus dacrydioides</i> , <i>Nestegis cunninghamii</i> (2+), <i>Podocarpus totara</i>	Underhill Road, Featherston (Lot 1 DP 80348)	18
Ts052	<i>Podocarpus totara</i> (3+), <i>Prumnopitys taxifolia</i> (4+)	Barr Brown Reserve (Lot 31 DP 46642)	63
Ts053	<i>Sequoiadendron giganteum</i> (2), <i>Sequoia sempervirens</i> , <i>Eucalyptus obliqua</i>	Wairongomai, Western Lake Road (Part Sec 19 Western Lake District SO 10683)	23
Ts054	<i>Araucaria heterophylla</i> (2), <i>Araucaria bidwillii</i> , <i>Castanea sativa</i> , <i>Pinus radiata</i> , <i>Ulmus sp</i> , <i>Pinus pinaster</i> , <i>Prumnopitys taxifolia</i>	Ratanui Homestead, Wairongomai, Western Lake Road (Part Sec 19 Western Lake District SO 10683)	23
Ts055	<i>Araucaria bidwillii</i> (2), <i>Quercus ilex</i> , <i>Cedrus atlantica</i> , <i>Pinus ponderosa</i> , <i>Abies alba</i> , <i>Ulmus sp</i> , <i>Sequoia sempervirens</i> (2), <i>Quercus robur</i> , <i>Pinus nigra</i> , <i>Sequoiadendron giganteum</i>	Pihautea, Kahutara (Part Lot 1 DP 3092)	25
Ts056	<i>Araucaria heterophylla</i>	17 Johnston Street, Featherston (Lot 1 DP 13193)	64, 65
Ts056a	<i>Chamaecyparis lawsoniana</i> , <i>Sequoia sempervirens</i> , <i>Betula pendula</i> (3), <i>Quercus robur</i> (2)	Johnston Street, Featherston (Lot 1 DP 11388)	64, 65
Ts057	<i>Sequoiadendron giganteum</i> , <i>Pinus radiata</i> , <i>Chamaecyparis lawsoniana</i>	Featherston Domain (Town Reserve of Featherston)	63
Ts058	<i>Prumnopitys taxifolia</i> , <i>Podocarpus totara</i> , <i>Nestegis cunninghamii</i> , <i>Paratrophis microphylla</i> , <i>Agathis australis</i> (2)	79 Underhill Road, Featherston (Lot 14 DP 46042)	63
Ts059	<i>Corynocarpus laevigatus</i>	Praire Holm, Western Lake (Part Sec 80 Western Lake District)	24
Ts060	<i>Podocarpus totara</i> (2), <i>Tilia x europaea</i> (3), <i>Quercus robur</i> (2), <i>Prumnopitys taxifolia</i> , <i>Platanus acerifolia</i> (2), <i>Acer palmatum 'Purpureum'</i> , <i>Aesculus</i>	Tauherenikau Racecourse (Lot 3 DP 346532)	19

Notable Tree(s) Number	Tree Type	Location and Legal Description (where known)	Map Number
	<i>hippocastanum</i> , <i>Chamaecyparis lawsoniana</i> , <i>Dacrycarpus dacrydioides</i>		
Ts061	<i>Eucalyptus globulus</i>	70a Woodward Street, Featherston (Lot 2 DP 65386)	64
Ts062	<i>Sequoiadendron giganteum</i> , <i>Quercus robur</i> , <i>Fagus sylvatica</i> , <i>Eucalyptus regnans</i> , <i>Phoenix canariensis</i> (2), <i>Eucalyptus camaldulensis</i> (2), <i>Eucalyptus pulchella</i>	Otahuna, Kahutara (Lot 2 DP 91007)	24
Ts063	<i>Juglans regia</i>	St Teresa's School, Bell Street, Featherston (Lot 1 DP 52326)	65
Ts064	<i>Aesculus carnea</i> , <i>Quercus rubra</i> , <i>Dacrycarpus dacrydioides</i> , <i>Eucalyptus globulus</i> (7+)	Lowlands, Tauherenikau (Lot 2 DP 22068)	19
Ts065	<i>Dacrycarpus dacrydioides</i>	Diversion Road, Featherston (Part Sec 92 Moroa District SO 10862)	18, 19, 24, 25
Ts066	<i>Quercus robur</i> (3), <i>Ulmus sp</i> (2)	Langs Pharmacy, Fitzherbert Street, Featherston (Lot 6 Deeds Plan 134)	64
Ts067	<i>Cupressus torulosa</i> , <i>Sequoia sempervirens</i> , <i>Tilia x europaea</i> , <i>Quercus robur</i> (3+), <i>Juglans regia</i> , <i>Quercus ilex</i>	Rototawai, Kahutara (Part Lot 1 DP 14477)	24
Ts068	<i>Fagus sylvatica</i> , <i>Quercus robur</i> (2), <i>Ulmus sp</i> , <i>Tilia x europaea</i> , <i>Acer palmatum</i> , <i>Sequoia sempervirens</i>	Tahora, Kahutara (Lot 2 DP 4854)	24
Ts069	<i>Eucalyptus obliqua</i> , <i>Quercus robur</i>	The Cottage, Moroa Road, Featherston (Lot 1 DP 25852)	19
Ts070	<i>Elaeocarpus dentatus</i> (2), <i>Agathis australis</i> , <i>Fagus sylvatica</i> , <i>Pseudotsuga menziesii</i> , <i>Podocarpus totara</i> (11), <i>Quercus cerris</i> (3), <i>Castanea sativa</i> (2), <i>Pinus radiata</i> , <i>Cedrus deodara</i> , <i>Acer monspessulanum</i> (3), <i>Eucalyptus pulchella</i> , <i>Quercus robur</i> , <i>Alectryon excelsa</i> , <i>Ulmus sp.</i>	Featherston Underhill Road Character Area, Underhill Road, Featherston (Sec 95 & Pt Sec 102 Featherston Suburban SO 10563)	63
Ts071	<i>Dacrycarpus dacrydioides</i> (6), <i>Podocarpus totara</i> (2)	Lyon St (south end), Featherston (Lot 1 DP 66586)	64
Ts072	<i>Fagus sylvatica purpurea</i> , <i>Pseudotsuga menziesii</i>	134 West Street, Greytown (Lot 21 DP 16344)	60
Ts073	<i>Pyrus communis cultivar</i>	No. 1 Line, Tauherenikau (Lot 24 DP 991)	19
Ts074	<i>Podocarpus totara</i>	87 Underhill Road, Featherston (Lot 3 DP 48280, Part Sec 27 Featherston Suburban Blk III Wairarapa SD)	63
Ts075	<i>Rhododendron "Sir Robert Peel"</i> (3), <i>Trachycarpus fortunei</i>	160 Fitzherbert Street, Featherston (Lot 1 DP 50757)	65
Ts076	<i>Quercus robur</i> , <i>Magnolia grandiflora</i>	25-29 Waite Street, Featherston (Lot 1 DP 83371)	65
Ts077	<i>Quercus ilex</i> (2), <i>Quercus rubra</i> (6), <i>Mespilus germanica</i> , <i>Ulmus procera</i> (5), <i>Grevillea robusta</i> ,	Martinborough Square, Martinborough	68

Notable Tree(s) Number	Tree Type	Location and Legal Description (where known)	Map Number
	<i>Quercus robur</i> (5), <i>Eucalyptus ficifolia</i> , <i>Eucalyptus sideroxylon</i> , <i>Trachycarpus fortunei</i> , <i>Eucalyptus leucoxylon</i> Rosea, <i>Schinus molle</i>		
Ts078	<i>Quercus</i> .sp., <i>Fraxinus angustifolia</i> , <i>Ailanthus altissima</i> , <i>Quercus palustris</i> (2), <i>Cedrus deodora</i> , <i>Fraxinus angustifolia</i> (2), <i>Quercus</i> (2), <i>Ulmus procera</i> "Louis van Houtte" (2), <i>Quercus Apalustris</i> , <i>Quercus robur</i> , <i>Podocarpus totara</i> "Aura", Centennial Park	Considine Park (Lot 1 DP 4545) and Centennial Park, Martinborough	68
Ts079	<i>Juglans regia</i> , <i>Quercus palustris</i>	10 Daniel St, Martinborough	69
Ts080	<i>Gleditsia</i> 'Sunburst'	113 Dublin St, Martinborough	69
Ts081	<i>Ulmus glabra</i>	12 Weld St, Martinborough	67
Ts082	<i>Juglans regia</i> , <i>Ginkgo biloba</i>	16 Roberts St, Martinborough	69
Ts083	<i>Juglans regia</i>	17 Suez St, Martinborough	69, 70
Ts084	<i>Juglans regia</i>	18 Weld St, Martinborough	69
Ts085	<i>Schinus molle</i> , <i>Quercus robur</i>	29 Broadway St, Martinborough	68
Ts086	<i>Nothofagus solandri</i>	4 Radium St, Martinborough	69
Ts087	<i>Quercus palustris</i>	45 Kitchener St, Martinborough	68
Ts088	<i>Eucalyptus</i> sp	52 Kitchener St, Martinborough	68
Ts089	<i>Corynocarpus laevigatus</i>	54 Jellicoe St, Martinborough	69
Ts090	<i>Quercus palustris</i>	7 Strasbourge St, Martinborough	68
Ts091	<i>Tilia platyphyllos</i> , <i>Quercus palustris</i>	Martinborough School	68
Ts092	<i>Cedrus deodara</i> (hedge)	Martinborough Swimming pool	68
Ts093	<i>Eucalyptus</i> sp	Martinborough Vineyard, 45 – 47 Princess Street, Martinborough	68
Ts094	<i>Eucalyptus</i> sp, <i>Prumnopitys taxifolia</i>	Patuna Farm, 447 Haurangi Road, Ruakokopatuna	31
Ts095	<i>Prumnopitys taxifolia</i> , <i>Podocarpus totara</i>	115 Ruakokopatuna Road, Martinborough	31
Ts096	<i>Quercus robur</i>	St Andrews Anglican Church, 41 – 43 Dublin St, Martinborough	69
Ts097	<i>Eucalyptus punctata</i> , <i>Phoenix canariensis</i> (3), <i>Eucalyptus</i> sp (2)	Te Rehua, 35 Huangarua Rd, Martinborough	68

28.5 Appendix 1.5(a) Archaeological Sites

Masterton District

Archaeological Sites	Map NZMS 260	Number	Easting	Northing	Description	Map Number
Am1	S25	59	2721700	6050300	Findspot	1
Am2	T26	2	2744800	6010000	Pa	21
Am3	T26	3	2758600	6011300	Terrace/Pits	21
Am4	T26	4	2747200	6016500	Boundary Pegs	15
Am5	T26	5	2747800	6016800	Pa	15
Am6	T26	6	2736800	6030700	Pa/Urupa	8
Am7	T27	18	2747700	6005800	Ovens	21
Am8	T27	19	2760400	5997100	Pa	27
Am9	U25	3	2785600	6045200	Oven Area	(Note: Not shown on Planning Maps)
Am10	U25	4	2785300	6044900	Pa	5
Am11	U25	7	2785100	6042600	Pa	5
Am12	U26	1	2782000	6028800	Midden	71, 72
Am13	U26	2	2781300	6029300	Midden	72
Am14	U26	4	2784200	6039500	Karakas	11
Am15	U26	6	2783900	6039200	Pa	11
Am16	U26	7	2780000	6027700	Oven Area	17
Am17	U26	8	2799000	6027600	Oven Area	17
Am18	U26	9	2782700	6033300	Midden	11
Am19	U26	10	2783000	6033500	Oven/Midden	11
Am20	U26	11	2783100	6033600	Midden	11
Am21	U26	12	2783000	6033600	Midden	11
Am22	U26	14	2784500	6038100	Midden/Ovens	11
Am23	U26	15	2784400	6039600	Pa	11
Am24	U26	16	2784000	6037900	Terraces	11
Am25	U26	17	2781200	6021200	Midden	71
Am26	U26	19	2781200	6029600	Midden	71
Am27	U26	20	2783000	6033600	Monument	11
Am28	U26	21	2784400	6036900	Midden	11
Am29	U26	22	272800	6018200	Pa/Midden/Ovens	16
Am30	U26	23	2770900	6017200	Raised Rim Pits	16
Am31	U26	24	2784700	6039700	Midden	11

Note: Not all archaeological sites are included in the Plan. Further information based on the New Zealand Archaeological Association's Site Assessment Scheme can be obtained from the Councils."

Appendix 1.5(b) Geological Sites

Masterton District

Geological Sites	Description	Location and Legal Description (where known)	Map Number
Gm1	Carterton Fault, Blairlogie Road trace	Blairlogie Road, 2km west of Awatoitoi	15
Gm2	Castlepoint Pleistocene sediments	Wairarapa Coast east of Tinui	11
Gm3	Castlepoint marine terraces	Castlepoint, coastal Wairarapa	72
Gm4	Kaiwhata Holocene fossil forest	Intertidally in beach at mouth of Kaiwhata River	28
Gm5	Kaiwhata River mouth Miocene Flysch sequence	North of Flat Point, Wairarapa Coast	28
Gm6	Wairarapa boninite	Near Ngahepe	21
Gm7	West Wairarapa Fault, Waingawa faulted terraces	Waingawa River – Upper Plain Road at foot of Tararua Ranges	8
Gm8	Whakataki Miocene Flysch	Coast for 1-2 km north of Whakataki	11

Carterton District

Geological Sites	Description	Location and Legal Description	Map Number
Gc1	Waiohine Faulted Terraces	Mouth of the Waiohine Gorge, c.4 km NW of Greytown (B SO 36627 + ROW – Scientific Reserves Act 1977)	19

28.6 Appendix 1.6 Areas of Significance to Tangata Whenua

Masterton District

Areas of Significance to Tangata Whenua	Description	Location and Legal Description (where known)	Type	Map Number
TWm1	Te Ahipanepane	Masterton Castlepoint Road, Masterton	Urupa	49
TWm2	Te Ana o te wheke o Muturangi	Beneath Castlepoint Reef	Cave	71
TWm3	Matapihi	Matapihi Road, Masterton	Urupa	8
TWm4	Nga rakau	Rathkeale College, Opaki, Masterton	Waahi tapu	8
TWm5	Nga rakau	Rathkeale College, Opaki, Masterton	Waahi tapu	8
TWm6	Te Ore Ore marae	Te Ore Ore Bideford Road, Masterton	Marae	39
TWm7	Tirohanga	Bruces Road, Kopuaranga	Tauranga waka	8
TWm8	Tuere	Bluff Rangiumau Road (double bridges)	Taniwha lair	8
TWm9	Hiona	Gordon Street, Masterton	Pa	45
TWm10	Koura	Te Ore Ore Road, Masterton (bridge)	Taniwha lair	49
TWm11	Te Ahi panepane	Masterton Castlepoint Road, Masterton	Marae reserve	39
TWm12	Unknown name	Henley Lake, Te Ore Ore Road, Masterton	Kainga	49
TWm13	Unknown name	Waipoua River bank Colombo Road, Masterton	Kainga	49
TWm14	Ngaumutawa	Ngaumutawa Road North, Masterton	Monument	43, 44
TWm15	Akura urupa	Kibblewhite Road, Masterton	Urupa	40
TWm16	Mikimiki	State Highway 2, Mikimiki	Monument	8
TWm17	Paerau	State Highway 2, Mikimiki (by pass corner)	Urupa	8
TWm18	Paora Potangaroa	Te Ore Ore Bideford Road, Masterton	Monument	39
TWm19	Te Rerenga o Te Aohuruhuru	Mataikona Road at Taraoneone Bay	Waahi tapu	11
TWm20	Te Ikapurua	Mataikona (Foreman property)	Pa	5
TWm21	Matira	Castlerock	Hill	72
TWm22	Taorete	Deliverance cove beach and dunes	Beach	72
TWm23	Rangiwhakaoma	From Okau Bay to Castlepoint Camping Ground	Sand Dunes Urupa	71
TWm24	Rauatahanga	Highcliffs (property), Wainuioru	Pa	15

TWm25	Peace monument	Dixon Street, Masterton	Monument	44, 48
TWm26	Te Ana o Mairirikapua	Blackrock Road, Masterton	Cave	8
TWm27	Hakakino	Hakakino Road, Wainuioru	Pa	21
TWm28	Rangiwhakaoma	Castlepoint Reef	Reef	71, 72
TWm29	Golgotha	Ngaumu Forest, Stronvar	Pa	21
TWm30	Taraoneone	Mount Percy, Mataikona	Pa	11
TWm31	Taumataraiia	Masterton Castlepoint Road, Taueru	Urupa	15
TWm32	Tirohanga	Bruces Road, Kopuaranga	Pa	8
TWm33	Te Ore Ore	Settlement Road, Te Ore Ore, Masterton	Urupa	14
TWm34	Hapuakorari	Tararua mountains	Lake	1
TWm35	Taimahu	Te Ore Ore Bideford Road, Masterton	Urupa	14
TWm36	Boulders	Moreton Road, Rewa bush	Waahi Tapu	16
TWm37	Te Kumeroa	Ngaumu Forest, Stronvar	Pa	21
TWm38	Ngaumutawa urupa	Akura Road, Masterton	Urupa	40
TWm39	Whakataki	Whakataki	Marae	11
TWm40	Ahitainga	Te Ore Ore Bideford Road, Masterton	Urupa	39
TWm41	Oak Tree	Akura Road, Masterton	Pa (Ngaumutawa)	40
TWm42	Ngatamatea	Castlepoint Resort	Urupa	71
TWm43	Te Maipi Wahi Tapu Area	Te Maipi (Lot 2 DP 303606)	Wahi Tapu	21

Carterton District

Areas of Significance to Tangata Whenua	Description	Location and Legal Description (where known)	Map Number
TWc1	Waikekeno - Ancient stone walls of Maori gardens and large Pa site.	Area around the Waikekeno Stream and Glenburn Road (Waikekeno 1A Reserve, Pt Waikekeno 1B, Waikekeno 1C1, Waikekeno 1C2, Waikekeno 1C3, Waikekeno 1D, Waikekeno 2B6B including the pa site located on 2B6B).	33

28.7 Appendix 1.7 Heritage Items

The Heritage Inventory held by the District Councils describes the key heritage features associated with each listed building and structure. These features may include external and internal items and attributes, as well as the land and features immediately surrounding the scheduled building or structure where such land and features are intrinsically related to, or have an effect on, the historic heritage values of the heritage item.

Some items have a classification and are identified with a Heritage Covenant, or a Category I or II listing from the New Zealand Historic Places Trust, or a Category A from the Rail Heritage Trust of New Zealand. Other items have no formal classification but are considered by the community to be significant and worthy of protection.

Masterton District

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hm001	Tinui Post Office	Alfredton Road, Tinui Masterton (Sec 2 SO 18995)		10
Hm002	Church of the Good Shepherd	Alfredton Road, Tinui (Lot 22 DP 224)	II	10
Hm003	Former County Council Office	Alfredton Road, Tinui (Lot 5 DP 224)		10
Hm004	Manawa Station Woolshed	Annedale Road, Tinui Masterton (Lot 4 DP 12355)		10
Hm005	Annedale Station Woolshed	Annedale Road, Tinui (Lot 5 DP 341701)	I	4
Hm006	Tinui Hotel	Castlepoint Road, Masterton (Lot 92 DP 224)		10
Hm007	Former Tinui General Store	24 Castlepoint Road, Tinui Masterton (Lot 24 DP 224)	I	10
Hm008	Langdale	Langdale Road, Masterton (Sec 1 Blk III Rewa SD)	II	16
Hm009	St Francis Anglican Church	Bideford Road, Bideford (Pt Lot 1 DP 2335)	II	9
Hm010	Bowlands Woolshed, incl yards	Bideford Road, Bideford (Lot 3 DP 17149)	II	9
Hm011	Awatoitoi Homestead	Blairlogie Road, RD 12, Masterton (Lot 1 DP 14709)	I	15
Hm012	Otahua	Castlepoint Road, Masterton (Lot 1 DP 33273)	II	14
Hm013	Jean Hackers House	60 Church Street, Masterton (Lot 8 Deeds Plan 262)	II	48
Hm014	Ngaiana Homestead	Homewood Road, Masterton (Lot 3 DP 325101)		16
Hm015	Ica Station	Langdale Road, Whareama, RD 12, Masterton (Pt Lot 1 DP 9038)	II	16
Hm016	St Andrews Anglican Church	Langdale Road, Masterton (Lot 5 DP 2218)		16
Hm017	Natusch House	55 Lincoln Road, Masterton (Pt Lot 1 DP 8)	II	44
Hm018	Awamaru	20 McKenna Street,	II	48

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
		Masterton (Pt Lot 2 DP 49765)		
Hm019	Lars Anderson Schou's Barn	Mt Munro Road, Mauriceville West (Lot 2 DP 5807)	I	2
Hm020	Mauriceville North Methodist Church	North Road, Mauriceville West (Pt Sec 14 Mauriceville Settlement)	I	2
Hm021	Ardsey Homestead	Opaki Road, (SH2), Masterton (Lot 1 A Plan 2912)		39
Hm022	St Patrick's Church	Queen Street, Masterton (Sec 47 Town of Masterton)	II	48
Hm023	Courthouse (former)	Masterton Castlepoint Road, Masterton (Sec 2 SO 32265)		39
Hm024	Omahu Farm Rabbit Fence	Stronvar Road, Masterton (Lot 4 DP 82345)	I	14
Hm025	Brentwood	Upper Plain Road, Masterton (Lot 1 DP 333306)	II	39
Hm026	Brancepeth (all buildings and features including premises listed in the Heritage Register)	Stronvar Road, Masterton (Pt Lot 1 DP 5017)	I	21
Hm027	Old Kopuaranga School	Kopuaranga Road (Sec 86 Opaki District)		8
Hm028	St Colombus Anglican Church	Solway College, Fleet Street, Masterton (Pt Lot 1 A Plan 2480)		46, 47
Hm029	Ditton Homestead	Whangaehu Valley Road, Whangaehu Valley (Pt Sec 1 Rangitumau District)		8
Hm030	Ditton Woolshed	Whangaehu Valley Road, Whangaehu Valley (Pt Sec 1 Rangitumau District)		8
Hm031	St Albans Anglican Church	Valance Road, Tauweru, Masterton (Lot 157 Deeds Plan 140)	II	15
Hm032	Pa Site	(Section 9, Block XV, Otahoua Survey District)	II	21
Hm033	Pa Site	(Sections 590 & 593, Whareama Block, Blocks II & 12, Otahoua Survey District)	II	15
Hm034	Top House	Matahiwi Road, Masterton (Lot 1 DP 10356)	II	8
Hm035	Homewood Station Woolshed	Homewood Road, Kaiwhata (Pt Lot 2 DP 20237)	II	27
Hm036	Solway Railway Station	Ngaumutawa Road, Masterton		46
Hm037	Wrigley Street Sample Room	Wrigley Street, Masterton (Lot 2 DP 80815)	II	44
Hm039	Old National Bank Building	Queen Street, Masterton (All DP 6916)	II	48
Hm040	Homebush	Homebush Road, Masterton		39

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
		(Lot 3 Deeds Plan 95)		
Hm042	Levin's Wool Store	2 Akura Road, Masterton (Pt Lot 1 A Plan 884)		44
Hm043	Savage Club	10 Albert Street, Masterton (Lot 2 DP 2060)		44
Hm044	Dwelling	1 Andrew Street, Masterton (Lot 3 DP 88046)		52
Hm045	Dwelling & Premises	48 Bannister Street, Masterton (Lot 3 DP 289)		48
Hm046	Dwelling & Premises	56 Bannister Street, Masterton (Lot 2 DP 56591)		48
Hm047	Dwelling	75 Bentley Street, Masterton (Lot 1 DP 14291)		44
Hm048	Dwelling & Premises	82 Bentley Street, Masterton (Lot 17 DP 202)		44
Hm049	Dwelling & Premises	84 Bentley Street, Masterton (Pt Lot 51 DP 202)		44
Hm050	Dwelling & Premises	83 Bentley Street, Masterton (Lot 17 DP 202)		44
Hm051	Wesley Wing at the Arts Centre	12 Bruce Street (Wesley Wing at Aratoi) (Lot 3 DP 90153)		44
Hm052	Sacred Heart Church	Bideford - Te Ore Ore Road, Masterton, (Lot 3 DP 64781)		39
Hm053	Castlepoint Lighthouse	Castlepoint (Sec 1092 Whareama District)		71
Hm054	Ex Masonic Hall	109 Chapel Street, Masterton (Lot 1 DP 6392)		48
Hm055	District Building	64 Chapel Street, Masterton (Pt Sec 104 Town of Masterton)		44, 48
Hm056	Wairarapa Times-Age Building (Category II)	70 Chapel Street, Masterton (Lot 1 and Pt Lot 2 DP 4759, Lots 1& 2 DP 11274, Pt Lot 4 DP 18329, Lots 1& 5 DP 13684 and Lot 2 DP 88407)	II	48
Hm057	Masterton Club	98 Chapel Street, Masterton (Lot 4 DP 335769)		48
Hm058	Dwelling & Premises	120 Chapel Street, Masterton (Pt Lot 3 DP 11553)		48
Hm059	St Mathew's Church Hall	37 Church Street, Masterton (Lot 6 DP 80677)		48
Hm060	Vicarage	39 Church Street, Masterton (Lot 1 DP 80677)		48
Hm061	Dwelling & Premises	46 Church Street, Masterton (Pt Sec 98 Town of Masterton)		48
Hm062	Ballroom House	85 Church Street, Masterton (Lot 32 Deeds Plan 269)		48
Hm063	Masterton West School, Old Kaituna School	Cole Street, Masterton (Pt Lot 3 DP 4197)		43

PROPOSED WAIRARAPA DISTRICT PLAN AS AMENDED BY DECISIONS

PART D – APPENDICES

APPENDIX 1 – SCHEDULE OF NATURAL & HISTORIC HERITAGE SITES

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hm064	Dwelling & Premises	41 Cole Street, Masterton (Pt Lot 37 DP 66)		44, 48
Hm065	Polyclough	67 Cole Street, Masterton (Lot 1 DP 31444)		44
Hm066	Dwelling & Premises	77 Cole Street, Masterton (Lot 13 DP 1851)		44
Hm067	Dwelling & Premises	78 Cole Street, Masterton (Lot 1 DP 23958)		44
Hm068	Woodchester	80 Cole Street, Masterton (Pt Sec 55 Masterton Small Farm Settlement)		44
Hm069	Cole House	89 Cole Street, Masterton (Lot 29 DP 1851)		44
Hm070	Edenbridge	109 Cole Street, Masterton (Lot 49 DP 1851)		43, 44
Hm071	Nukutaimemeha Wharenuī	131 Cole Street, Masterton (Lot 83 DP 1851)		43
Hm072	Church House	28 College Street, Masterton (Lot 13 DP 8404)		43
Hm073	Earnville	53 Colombo Road, Masterton (Lot 4 DP 21576)		48
Hm074	Sellar House	95 Colombo Road, Masterton (Pt Sec 7 Masterton Small Farm Settlement)		48
Hm075	Ayson House	11 Cornwall Street, Masterton (Lot 18 Deeds Plan 213)		47, 48
Hm076	Eton Homestead	17 Cornwall Street, Masterton (Lot 3 DP 22523)		47
Hm077	Dwelling, Out Buildings (Cottage, Barn & Wash House) & Premises	125 Cornwall Street, Masterton (Lot 1 DP 84701)		47
Hm078	Pikes Cottage	11 Cricket Street, Masterton (Pt Lot 23 Deeds Plan 42)		44, 48
Hm079	Courthouse	41 Dixon Street, Masterton (Sec 1 SO 36758)		48
Hm080	Former Seddon Technical School	49 Dixon Street, Masterton (Pt Lot 8 DP 10491)		48
Hm081	St Patrick's Presbytery	164 Dixon Street, Masterton (Sec 47 Town of Masterton)		48
Hm082	Wairarapa Services Club	20 Essex Street, Masterton (Lot 1 DP 81071)		48
Hm083	Shearer Homestead	27 Essex Street, Masterton (Lot 59 DP 1878)		48
Hm084	Hugo Homestead	29 Essex Street, Masterton (Lot 2 DP 78825)		48
Hm085	Tironui	35 Essex Street, Masterton (Lot 1 DP 18690)		48
Hm086	Carlingford	61 Essex Street, Masterton (Lot 12 DP 1878)		44, 48
Hm087	Rupert Byford House	86 Essex Street, Masterton (Lot 27 DP 1878)		43, 44
Hm088	Solway College (Donald Homestead, Main Building)	Solway College, Fleet Street, Masterton (Pt Lot 1 A Plan 2480)		46

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hm089	Homeleigh Christian School	37 Herbert Street, Masterton (Lot 5 DP 51686)		48
Hm090	First State House	37 High Street, Masterton (Lot 1 DP 18580)		47
Hm091	Dwelling	86 High Street, Masterton (Lot 2 DP 31047)		47
Hm092	Dwelling	88 High Street, Masterton (Lot 2 DP 47890)		47
Hm093	Dwelling & Premises	88A High Street, Masterton (Lot 1 DP 47890)		47
Hm094	Dwelling & Premises	90 High Street, Masterton (Pt Lot 1 DP 21379)		47
Hm095	Homebush	10 Homebush Road, Masterton (Lot 1 DP 47117)	II	39
Hm096	Eparaima	Homewood Road, RD 12, Masterton (Pt Lot 7 DP 23320)		22
Hm097	Ica Station India House	Ica, RD 8, Masterton (Pt Lot 1 DP 9038)		16
Hm098	Woodroffe	6 Johnstone Street, Masterton (Lot 1 DP 87483)		48
Hm099	Donald House	63 Johnstone Street, Masterton (Lot 10 DP 55553)		52
Hm100	43 Jordan Terrace	43 Jordan Terrace, Masterton (Lot 1 DP 11508)		44
Hm101	Dixon Farmhouse	6 Kaka Street, Masterton (Lot 4 DP 18422)		48
Hm102	Rangitumau Church	Kaka Amu Road, RD 11, Masterton (Pt Sec 76 Rangitumau District)		8
Hm103	Te Rangitumau Woolshed	Kaka Amu Road, Masterton (Pt Lot 1 DP 15572)		8
Hm104	Lansdowne House	15 Keir Crescent, Masterton (Lot 1 DP 330441)		45
Hm105	Rotomahana	1 Kibblewhite Road, Masterton (Pt Sec 50 Masterton Small Farm Settlement)		39, 40
Hm106	Kopuaranga Scandanavian Camp Site plaque	Kopuaranga Scandanavian Camp Site (Pt Lot 3 DP 284)		8
Hm107	Scandanavian Memorial Cairn	Scandanavian Memorial Cairn, Mauriceville West		2
Hm108	Dwelling & Premises	10 Kuripuni Street, Masterton (Lot 2 DP 327108)		47
Hm109	Dwelling & Premises	12 Kuripuni Street, Masterton (Pt Lot 36 Deeds Plan 604)		47
Hm110	Dwelling Exterior	24 Kuripuni Street, Masterton (Pt Lot 34 Deeds Plan 604)		47, 48
Hm111	Katatane Homestead	Letts Road, RD 9, Masterton (Pt Lot 1 A Plan 2007)		15

PROPOSED WAIRARAPA DISTRICT PLAN AS AMENDED BY DECISIONS

PART D – APPENDICES

APPENDIX 1 – SCHEDULE OF NATURAL & HISTORIC HERITAGE SITES

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hm112	Old Opera House	27 Lincoln Road, Masterton (Lot 3 DP 320841)		44
Hm113	Dwelling & Premises	69 Lincoln Road, Masterton (Lot 2 DP 40101)		44
Hm114	Mangaakuta Pa Cairn	Johnstone Street (Pt Manga-A-Kuta 2B)		39
Hm115	Kowhainui Homestead	FN 1 Mangamahoe Central Road, RD 2, Masterton (Sec 115 Blk XIV Mangaone SD)		2
Hm116	Rydal Homestead	12 Manuka Street, Masterton (Lot 12 DP 28827)		42, 45
Hm117	Dwelling & Premises	5 Masonic Street, Masterton (Lot 5 DP 45)		48
Hm118	Dwelling & Premises	6 Masonic Street, Masterton (Lot 11 DP 45)		48
Hm119	Kahurangi Homestead, Blacksmith's Building, Barn, Racehorse Stable, Hut and Cheesery	Masterton - Castlepoint Road, RD 9, Masterton (Pt Lot 1 DP 52209)		15
Hm120	Memorial Oaks	Masterton - Martinborough Road, Te Whiti (Pt Lot 4 DP 4494)		20
Hm121	Deep Gorge Bridge	Masterton - Stronvar Road		21
Hm122	Matahiwi Cottage	Walterwoods, RD 8, Masterton (Lot 1 DP 68838)		8
Hm123	Whare Pouri's Mark Cairn	Mataikona		11
Hm124	Old Mauriceville Dairy Co	Old Mauriceville Dairy Company (Pt Lot 1 A Plan 806)		2
Hm125	Farmhouse and Whare Wall	12 Michael Street, Masterton (Pt Lot 15 DP 4878)		47
Hm126	Dwelling & Premises	51 Michael Street, Masterton (Lot 10 DP 16253)		47
Hm127	Mace House	35A Miro Street, Masterton (Lot 1 DP 47751)		44
Hm128	Mt Maunsell ANZAC Cross	Tinui (Lot 6 DP 86827)		10
Hm129	Ratana Church	Ngaumutawa Road, Masterton (Pt Lot 1 DP 3011)		50
Hm130	Concrete arched gateway and brick and iron fences (entrance to Celia Whatman Home, and two houses on either side of entrance)	Ngaumutawa Road, Concrete Arched Gateway and Brick Iron Fences (Entrance to Celia Whatman Home) and the two houses situated on either side of the Ngaumutawa Road frontage (Pt Sec 32 Masterton Small Farm Settlement)		43
Hm131	Panama Homestead	Ngaumutawa Road, Masterton (Lot 3 DP 11565)		43
Hm132	Maunga Moria Church	Okautete Road, Uriti (Pt		27, 28

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
		Ngapuketuru 6A1)		
Hm133	Waipipi Homestead and Stables	Opaki Road, RD 11, Masterton (Pt Lot 3 DP 30559)		8
Hm134	Kopuaranga Truss Bridge	Palmer Road, RD 2, Masterton		8
Hm135	Building Façade only	4 Perry Street, Masterton (Lot 1 DP 18380)		48
Hm136	Building Façade only	7 Perry Street, Masterton (Lot 3 DP 2806)		48
Hm137	Hardan Building	15 Perry Street, Masterton (Pt Lot 1 DP 2678)		48
Hm138	Building Façade only	20 Perry Street, Masterton (Pt Sec 6 Town of Masterton)		44, 48
Hm139	Ranfurlly House	28 Perry Street, Masterton (Lot 2 DP 68732)		44
Hm140	Perry Street Service Centre	31 Perry Street, Masterton (Lot 2 DP 75696)		44
Hm141	Donalds Cottage	33 Perry Street, Masterton (Lot 1 DP 75696)		44
Hm142	Dwelling & Premises	46 Perry Street, Masterton (Pt Sec 114 Town of Masterton)		44
Hm143	Dwelling & Premises	55 Perry Street, Masterton (Pt Lot 3 DP 8040)		44
Hm144	Dwelling & Premises	89 Perry Street, Masterton (Lot 139 DP 1019)		44
Hm145	St Matthews Collegiate School Chapel	33 Pownall Street, Masterton (Pt Ngaumutawa)		44
Hm146	St Matthews Collegiate School Main Boarding House	33 Pownall Street, Masterton (Pt Ngaumutawa)		44
Hm147	Dwelling & Premises	109 Perry Street, Masterton (Lot 60 DP 202)		44
Hm148	Wairarapa College Main Building (Building Exterior)	83 Pownall Street, Masterton (Lot 15 DP 4360)		47
Hm149	Trout Hatchery Ponds	123 Pownall Street, Masterton (Lot 5 Deeds Plan 400)		47
Hm150	Post Office Mural	136 Pownall Street, Masterton (Lot 1 DP 45232)		47
Hm151	Verandah Posts	Post Office Mural (Sbdn 1 Sec 2 Town of Masterton)		48
Hm152	Garden Wall	Queen Street Verandah Posts		48
Hm153	St Brides	304 Queen Street, Masterton (Sec 126 Town of Masterton)		48
Hm154	Downstairs Bar & Burridges Restaurant	St. Patrick's, 304 Queen Street, Masterton		48
Hm155	Building Façade only	Burridges Restaurant, 4 Queen Street, Masterton (Lot 2 DP 313776)		44
Hm156	Building Façade only	95 Queen Street, Masterton (Lot 1 DP 51558)		44, 48

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hm157	Building Exterior	184 Queen Street, Masterton (Lot 1 DP 6104)		48
Hm158	Building Façade only	185 Queen Street, Masterton (Pt Sec 9 Town of Masterton)		48
Hm159	Building Façade only	192 Queen Street, Masterton (Pt Sec 12 Town of Masterton)		48
Hm160	Regent Theatre Façade & Ornate Walls & Ceilings	209 Queen Street, Masterton (Lot 1 DP 16752)		48
Hm161	Building Façade only	226 - 230 Queen Street, Masterton (Pt Sec 16 Town of Masterton)		48
Hm162	Dwelling & Premises	227 Queen Street, Masterton (Pt Sec 13 Town of Masterton)		48
Hm163	Dwelling & Premises	7 Rawhiri Street, Masterton (Lot 1 DP 60297)		44
Hm164	Bunny House	Rangitumau, Kaka Amu Road, Masterton (Lot 1 DP 83649)		8
Hm165	Carrick (formerly Linden Downs and Lake Mallard)	Rangitumau Road, Originally Te Rangitumau (Lot 1 DP 75964)		8
Hm166	McLachlan Stone Circle	Rangitumau Road, Masterton (Pt Sec 20 Opaki District)		8
Hm167	Dwelling Exterior only	23 Renall Street, Masterton (Pt Sec 23 Masterton Small Farm Settlement)		48
Hm168	Hugo Homestead (Dwelling & Premises)	28 Renall Street, Masterton (Lot 64 DP 1878)		48
Hm169	Dwelling & Premises	40 Renall Street, Masterton (Lot 5 DP 3824)		48
Hm170	Dwelling & Premises	115 Renall Street, Masterton (Pt Lot 3 DP 3354)		43
Hm171	Building Exterior only	161 Renall Street, Masterton (Pt Lot 26 DP 9184)		43
Hm172	Saint Joseph's Church	Riversdale (Pt Lot 1 DP 19803)		73
Hm173	Orui Homestead	Riversdale (Pt Sec 38 Whareama District)		73
Hm174	Dwelling Exterior	7 Roberts Road, Masterton (Lot 1 DP 7804)		45
Hm175	Kandahar Rest Home	8 Roberts Road, Masterton (Lot 3 DP 2902)		45
Hm176	Masterton Racing Club (Totalisator, Stables & Courtyard)	SH 2, Opaki (Lot 2 DP 306894)		8
Hm177	Memorial Boundary Markers	SH 2, Masterton (Lot 4 DP 987)		42
Hm178	Old Settler's Cottage	SH 2, Mount Bruce (Lot 1 DP 62779)		2
Hm179	Tyneside	17 Sussex Street,		48

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
		Masterton (Lot 16 DP 378)		
Hm180	Dwelling Façade only	30 Sussex Street, Masterton (Lot 19 DP 378)		48
Hm181	Abbotsford Homestead	Tauweru, RD 9, Masterton (Pt Lot 1 B Plan 312)		15
Hm182	Wairarapa District Health Board Building (formerly Nurses Home)	Te Ore Ore Road, Masterton (Lot 1 DP 1626)		45
Hm183	Homestead, Woolshed, Stables & Horse Plaques	Te Parae, RD 10, Masterton (Pt Sec 590 Whareama District)		15
Hm184	Dwelling Exterior only	9 Terrace End, Masterton (Lot 8 DP 8638)		44
Hm185	Llandaff	Upper Plain Road, Masterton (Lot 2 DP 26309)		39
Hm186	Tapia	Upper Plain Road, Masterton (Lot 2 DP 74603)		39
Hm187	Fernridge, Church	Upper Plain Road, Masterton (Pt Sec 53 Masterton Small Farm Settlement)		39
Hm188	Whatman Cottages No 2	Upper Plain Road, Masterton (Lot 11 DP 5504)		43
Hm189	Whatman Cottages No 4	Upper Plain Road, Masterton (Lot 10 DP 5504)		43
Hm190	Whatman Cottages No 6	Upper Plain Road, Masterton (Lot 9 DP 5504)		43
Hm191	Whatman Cottages No 8	Upper Plain Road, Masterton (Lot 8 DP 5504)		43
Hm192	Whatman Cottages No 10	Upper Plain Road, Masterton (Lot 7 DP 5504)		43
Hm193	Whatman Cottages No 12	Upper Plain Road, Masterton (Lot 6 DP 5504)		43
Hm194	Whatman Cottages No 14	Upper Plain Road, Masterton (Lot 5 DP 5504)		43
Hm195	Whatman Cottages No 16	Upper Plain Road, Masterton (Lot 4 DP 5504)		43
Hm196	Whatman Cottages No 18	Upper Plain Road, Masterton (Lot 3 DP 5504)		43
Hm197	Whatman Cottages No 20	Upper Plain Road, Masterton (Lot 2 DP 5504)		43
Hm198	Whatman Cottages No 22	Upper Plain Road, Masterton (Lot 1 DP 5504)		43
Hm199	Waiawa Homestead	Waiawa Road, RD 12, Masterton (Sec 7 Blk III Rewa SD)		16
Hm200	Patuwai (Paku House)	Whakataki/Mataikona (Lot 1 DP 32547)		11
Hm201	Rathkeale College (Main House)	Willow Park Drive, Masterton (Lot 1 DP 89188)		8
Hm202	St Lukes Union Church	Worksop Road, Masterton (Pt Sec 21 Town of Masterton)		48
Hm203	Hessey House	21 Worksop Road, Masterton (Pt Lot 8 DP 255)		48
Hm204	Rosetta House	86 Worksop Road,		48

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
		Masterton (Lot 26 DP 6517)		
Hm205	Dwelling & Premises	21 Wrigley Street, Masterton (Lot 24 DP 86)		44
Hm206	Dwelling & Premises	30 Wrigley Street, Masterton (Pt Lot 10 DP 58)		44
Hm207	Dwelling & Premises	32 Wrigley Street, Masterton (Lot 1 DP 19328)		44
Hm208	Moata Homestead (Dwelling & Premises)	Moata Homestead (Lot 3 DP 48887)		39
Hm209	Hartlands (Dwelling & Premises)	15 Sussex Street, Masterton (Lot 14 DP 378)		48
Hm210	Dwelling & Premises	34 Solway Street, Masterton (Lot 1 DP 31934)		51
Hm211	Shalimah (Dwelling & Premises)	Shalimah (Lot 1 DP 310436)		39
Hm212	Original Nightingale Ward (from the front verandah to main corridor)	Masterton Hospital, Te Ore Ore Road, Masterton		45, 49

Carterton District

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hc001	Taratahi Hotel	State Highway 2, Carterton (Lot 1 DP 4205)		54
Hc002	Carrington House	High St (SH 2) Carterton (Lot 1 3 DP 64863)	II	54
Hc003	Dan Jensen's Cottage	State Highway 2, Carterton (Pt Sec 144 Taratahi Dist)	II	54
Hc004	Ridgeways House/ Bakery	281 High Street South, Carterton (Pt Section 15 Carterton Township)		55, 57
Hc005	St Mark's Anglican Church	High Street South, Carterton (Pt Sec 8 Town of Carterton)	II	56
Hc006	St Mary's Church (Catholic)	1 Howard Street and King Street, Carterton (Lots 1-5 DP 65079)	II	56
Hc007	Band Rotunda	Carrington Park, High Street North, Carterton (Lot 1 DP 59134 Pt Secs 4, 5 Pt Lot 2 DP 1024 Carterton T/ship)		56
Hc008	Public Library	Holloway St, Carterton (Pt Sbdn 5 of Sec 3 Sec 160 Town of Carterton)	II	56
Hc009	War Memorial	Memorial Square and Park Road, Carterton (Lot 22 Deeds Plan 414)		56
Hc010	Westpac Building	124 High Street North, Carterton (Lot 1 DP 16978)		56
Hc011	Wairarapa Power Board Building	90-96 High Street North, Carterton (Lot 21, Pt Lot 20 Deeds Plan 414)		56
Hc012	King's Cottage	State Highway 2, Carterton (Pt Sec 144 Taratahi Dist)		54

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
		Blks VII XI Tiffin SD)		
Hc013	Francis House	Hughes Line, Carterton (Lot 1 DP 27897)		13, 14
Hc014	Fairburn Station Stables	East Taratahi Road/Hughes Line, RD 7, Masterton (Lot 1 DP 16365 Secs 161 Pt Secs 156, 157 Taratahi Blks 7, 8, 11)	II	14
Hc015	Mayfield Station (Woolshed, Shed, Stables)	Bristol Road, RD 7, Masterton (Lot 2 DP 12391)	II	14
Hc016	Springbank House	Gladstone Road, Carterton (Pt Sec 14 Ahiaruhe District)		20
Hc017	Glendower Woolshed	Ponatahi Road, Carterton (Lot 9 DP 87958)	II	19
Hc018	Glendower House	Ponatahi Road, Carterton (Lot 4 DP 87958)	II	19
Hc019	Cottage	State Highway 2, Carterton (Lot 8 Deeds Plan 46)		53
Hc020	Cottage	2 Neich's Lane, Carterton (Lot 1 DP 33262)		53
Hc021	Dakin Cottage	6 Neich's Lane, Carterton (Lot 22 DP 67)		53
Hc022	Cottage	115 State Highway 2, Carterton (Pt Sec 146 Taratahi District)		53
Hc023	Sayer Slab Whare	Dalefield Road, Carterton (Lot 2 DP 22969)	I	53
Hc024	Clareville Hall	111 State Highway 2, Carterton (Lot 1 DP 88044)		53
Hc025	Remains of First Dairy Factory in Carterton	Hughes Line, Carterton (Lot 1 DP 303597)		53
Hc026	Grassmere (Pitarrow)	Hughes Line, Carterton (Lot 1 DP 27897)		13, 14
Hc027	East Taratahi Former Dr Cowies Surgery	33 East Taratahi Road, Carterton (Lot 1 DP 81923)		14
Hc028	Purnell	128 Norfolk Road, Carterton (Lot 1 DP 309679)		14
Hc029	Dalefield House	State Highway 2, Carterton (Lot 1 DP 89642)		57
Hc030	Carter Home, Stables & Bar	Moreton Road, Carterton (Lot 17 DP 3680)	I	19
Hc031	Oates Family Cemetery	Somerset Road, Carterton (Pt Lot 1 A Plan 1679)		19, 20
Hc032	Carters Barn & Stables	14 Carters Line, Carterton (Pt Lot 6 DP 3680)		19, 20
Hc033	Gladstone Vineyard	Gladstone Road, Carterton (Pt Lot 13 DP 3680)		20
Hc034	Dwelling & Pikes Buttery	24 Gladstone Road, Carterton (Lot 1 DP 90937)		20
Hc035	Gladstone Inn	Gladstone Road, Carterton (Lot 1 DP 345426)		20
Hc036	Ahiaruhe Homestead	41 Ahiaruhe Road, Carterton (Lot 1 DP 71504)		20
Hc037	Te Whanga	Te Kopi Road, Carterton (Lot 1 DP 20785)		14

PROPOSED WAIRARAPA DISTRICT PLAN AS AMENDED BY DECISIONS

PART D – APPENDICES

APPENDIX 1 – SCHEDULE OF NATURAL & HISTORIC HERITAGE SITES

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hc038	Cottage	4 Nobel Street, Carterton (Pt Sec 206 Taratahi District)		54
Hc039	Oberg Cottage	9 Nobel Street, Carterton (Lot 1 DP 4887)		54
Hc040	Kings Woodworking Company	66 Broadway, Carterton (Pt Sec 207 Taratahi District)		56
Hc041	The Saddlers Shop	133 High Street North, Carterton (Lot 1 DP 5553)		54, 56
Hc042	Marquis of Normanby Hotel	63 High Street North, Carterton (Lot 2 DP 80269)		56
Hc043	Cartercade	66-80 High Street North, Carterton (Lot 1 DP 51128)		56
Hc044	Mansfield's Building (formerly Watson's)	5 High Street North, Carterton (Pt Lot 1 DP 3962)		56
Hc045	Town Clock	High Street, Carterton (Lot 1 DP 81767)		56
Hc046	Wakelin Mill	147 High Street South, Carterton (Lot 1 DP 4601)	I	56
Hc047	Richmond Homestead & Stables	40 Wakelin Street, Carterton (Lot 2 DP 28281)		56
Hc048	Old Court House (currently St John Hall)	Holloway Street, Carterton (Pt Sbdn 5 Sec 3 Town of Carterton)		56
Hc050	Art Deco House	30 Park Road, Carterton (Lot 15 Deeds Plan 414)		56
Hc051	Art Deco House	41 Park Road, Carterton (Lot 1 DP 12627)		56
Hc052	Father Halbwachs Cottage (Zillwood Cottage)	463 High Street South, Carterton (Lot 2 DP 44315)		57
Hc053	Courthouse Cottage	16 Hilton Road, Carterton (Lot 3 DP 344163)		57
Hc054	Royal Oak Hotel	321 High Street South, Carterton (Lot 1 DP 28774)		57
Hc055	Larnoch (formerly The Pines)	19 Francis Line, Carterton (Lot 2 DP 4114)		14
Hc056	Sayers Hut	Tararua Ranges (Sec 1 SO 37039)		13
Hc057	Carterton Railway Station Building	Railway Station Yard		54
Hc058	Crewe Homestead	Martinborough-Masterton Road, Gladstone (Pt Sec 12 Tupurupuru District)		20
Hc059	Hurunui-o-Rangi Marae	Gladstone Road, Carterton (Pt Hurunuiorangi X)		20

South Wairarapa District

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hs001	Cairn & Plaque (crossing of ranges)	Summit, Rimutaka Hill Road (Pt Lot 1 DP 6965)		18
Hs002	Notice Board – Wharekaka	Pirinoa Road,		25

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
	Sheep Station Martinborough	Martinborough (Lot 2 DP 88335)		
Hs003	Cairn, plaque & anchor of the ship "Emerald"	Ocean Beach		29
Hs004	Palliser Bay Lighthouse	Palliser Bay (Matakitai A Kupe A2)		37
Hs005	War Memorial	Messines Way, Featherston (Sec 1 SO 31482)		62
Hs006	"Zukeika" Grave	Palliser Bay (Pt Kawakawa 2A2)		37
Hs007	Papawai Pa	Pah Road (Pt 5 Papawai)		58
Hs008	Burnside Church	Kohunui (PT Sec 17 Turanganui District)		30
Hs009	Cottage (McEwen's and fence)	Moroa Road, Tauherenikau (Lot 1 DP 25852)	II	19
Hs010	Former Coach House/Stables Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)		66
Hs011	Former Cookhouse, Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)		66
Hs012	Former Cowshed, Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)		66
Hs013	Former Granary Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)		66
Hs014	Polo Stables/Garage Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)		66
Hs015	Longwood Homestead	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	I	66
Hs016	Mahaki Homestead	Martinborough (Pt Sec 5 Wharekaka District)	II	67
Hs017	Fareham House	Underhill Road, Featherston (Sec 601 Featherston Suburban)	II	63
Hs018	Elm Grove Farm Complex	Kemptions Line and State Highway 2, Greytown (Part Lot 5 DP 3106 (x2) and Pt 3 Tahorahina)	II	58
Hs019	Huangularua Woolshed	Ponatahi Road, Martinborough (Pt Lot 1 DP 16719)	II	67
Hs020	Former Army Camp Building	State Highway 53, Kaiwairai (Pt Sec 26 Moroa District)		25
Hs021	Former Store and Station Shop	Kahutara Road (Pt Lot 1 DP 3092)	II	24, 25
Hs022	Ongaha Homestead	Kahutara (Pt Lot 1 DP 2907)		25
Hs023	Oporua Homestead	Kohunui (Lot 3 DP 71441)		24
Hs024	Otaraiia Homestead	Pirinoa Road, Martinborough (Lot 1 DP 27958)	II	24, 30

PROPOSED WAIRARAPA DISTRICT PLAN AS AMENDED BY DECISIONS

PART D – APPENDICES

APPENDIX 1 – SCHEDULE OF NATURAL & HISTORIC HERITAGE SITES

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hs025	Pahautea Homestead	Pahautea (Lot 1 DP 76000)		25
Hs026	Pahautea Stable	Pahautea (Pt Lot 3 DP 4161)		25
Hs027	Puruatanga Woolshed	Ponatahi Road (Lot 8 DP 90506)	II	67
Hs028	Raho Ruru Homestead	Pirinoa (Lot 9 DP 14815)		30
Hs029	Rototawai Machine shop/store	Kahutara (Lot 1 DP 40388)		24
Hs030	Rototawai Homestead	Kahutara (Lot 1 DP 40388)	I	24
Hs031	Rototawai Stable Block/Coach House	Kahutara (Lot 1 DP 40388)		24
Hs032	St Francis Church	Kahutara (Sec 45 Kahutara District)		24
Hs033	Te Kopura Homestead	Kahutara (Pt Lot 1 DP 13857)		24
Hs034	Kahutara School	Kahutara (Pt. Sec 1 Kahutara, Lots 1 and 2 DP 7033)		24
Hs035	Tuhitarata Homestead	Tuhitarata (Lot 1 DP 76358)		30
Hs036	Tuhitarata Stable/Barn	Tuhitarata (Lot 1 DP 76358)		30
Hs037	Tarureka Homestead	38 Donald Street, cnr Revans & Donald Streets (Pt Lot 1 DP 9139)	II	65
Hs038	Tarureka Woolshed	38 Donald Street, cnr Revans & Donald Streets (Pt Lot 1 DP 9139)	I	65
Hs039	Whangaimoana Station Homestead	Whangaimoana Road, Whangaimoana (Lot 2 DP 81634)	II	34
Hs040	Wardell's House	Underhill Road, Featherston (Pt Sec 27 Featherston Suburban)	II	63
Hs041	Waihenga (dwelling)	Martinborough-Pirinoa Road, Martinborough (Lot 1 DP 53675)	II	67
Hs042	Methodist Church	Main Street, Greytown (Sec 31 Town of Greytown)		59
Hs043	Former Girls Boarding School	12 Main Street, Greytown (Pt Lot 4 DP 10792)	II	59
Hs044	Cobblestones Trust, Old Methodist Church 1865	Main Street, Greytown (Lot 2 DP 31241)	II	60
Hs045	Cobblestones Trust, Colonial Cottage	Main Street, Greytown (Lot 1 DP 31241)	II	60
Hs046	Cobblestones Trust Donalds Woolshed circa 1858	Main Street, Greytown (Lot 3 DP 31241)	II	60
Hs047	Cobblestones Trust, Stables	Main Street, Greytown (Lot 3 DP 31241)	II	60
Hs048	Cobblestones Trust, First Greytown Hospital Building	Main Street, Greytown (Lot 6 DP 31241)	II	60
Hs049	Cobblestones Trust, Cottage	Main Street, Greytown (Lot 3 DP 24040)	II	60
Hs050	Cobblestones Trust, Old Mangapakeha School	Main Street, Greytown (Lot 4 DP 24040)	II	60
Hs051	Borough Chambers	110 Main Street, Greytown (Pt Sec 44 Town of	II	59

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
		Greytown)		
Hs052	Bank of NZ	Main Street, Greytown (Lot 1 DP 76572)	II	59
Hs053	House (Turkey Red)	21 Main Street, Greytown (Lot 2 DP 22060)	II	59
Hs054	Permanent Investment Building Society, (Fredericks Restaurant)	80 Main Street, Greytown (Pt Sec 38 Town of Greytown)	II	59
Hs055	Old Gallagher	56 Main Street, Greytown (Lot 5 DP 19464)	II	59
Hs056	Drummonds Cottage	157 West Street, Greytown (Pt Lot 10 DP 719)	II	60
Hs057	Bank of NZ	The Square, Martinborough (Lot 3 DP 70626)	II	68
Hs058	Old Post Office	cnr Kitchener Street/The Square, Martinborough (Lot 2 DP 50733)	II	68
Hs059	Colonial Museum (former Library)	The Square, Martinborough (Lot 259 DP 248)	II	68, 69
Hs060	St Andrews Church	41 – 43 Dublin Street, Martinborough (Lot 547 DP 248)	II	69
Hs061	Anzac & Kiwi Halls	Bell Street, Featherston (Pt Sec 214 Town of Featherston)	I	65
Hs062	Clifford Square Dwelling – Appleshow	Featherston (Lot 1 DP 12548)	II	65
Hs063	Burts House and Store	25-29 Waite Street, Featherston (Lot 1 DP 83371)	II	65
Hs064	Cottage	22 Waite Street, Featherston (Pt Sec 306 Town of Featherston)		65
Hs065	Cottage	24 Waite Street, Featherston (Pt Sec 306 Town of Featherston)		65
Hs066	Courthouse	Fitzherbert Street, Featherston (Pt Sec 337 Town of Featherston)		64, 65
Hs067	Sunlea Garden Suppliers	81 Fitzherbert Street, Featherston (Lot 4 DP 47574)	II	65
Hs068	Former Methodist Church	64 Fox Street, cnr Fox and Fitzherbert Streets, Featherston (Lot 1 DP 70852)	II	65
Hs069	War Memorial	Fitzherbert Street, Featherston (Pt Town of Featherston)		65
Hs070	Former St Johns Anglican Church	Featherston (Lot 1 DP 70852)	II	65
Hs071	Joinery Factory	Revans Street, Featherston (Lot 5 DP 17737)	II	64
Hs072	Former Doctor's house and Surgery	17 Johnston Street, Featherston (Lot 1 DP 13193)	II	64, 65

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hs073	Hitching Rail	Fitzherbert Street, Featherston (Sec 337 Town of Featherston)		64, 65
Hs074	Former Hodder House	23 Wakefield Street, Featherston (Lot 6 DP 26778)	II	64
Hs075	Library	Fitzherbert Street, Featherston (Pt Sec 247 Town of Featherston)	II	65
Hs076	Royal Tavern	Revans Street, Featherston (Sec 139 Town of Featherston)		64
Hs077	Town Hall	cnr Main & McMaster Streets, Greytown (Lot 14 Deeds Plan 271)		59
Hs078	Day House	5 Main Street, Greytown (Lot 2 DP 31399)		59
Hs079	Greytown Hotel	33 Main Street, Greytown (Lot 1 DP 41919)		59
Hs080	Cabbage Tree Cottage (Kouka Cottage)	113 Main Street, Greytown (Lot 1 DP 81123)		59
Hs081	Dr Bey's House	121 Main Street, Greytown (Lot 1 DP 27153)		59, 61
Hs082	Wakelin House	123 Main Street, Greytown (Lot 2 DP 44906)		59, 61
Hs083	Jane Wakelin House	125 Main Street, Greytown (Lot 1 DP 44906)		59, 61
Hs084	Second Borough Office	126 Main Street, Greytown (Lot 3 Deeds Plan 72)		59
Hs085	Bright House	129 Main Street, Greytown (Pt Sec 55 Town of Greytown)		61
Hs086	Shop	130 Main Street, Greytown (Pt Lot 6 Deeds Plan 72)		59
Hs087	Shop	132 Main Street, Greytown (Lot 2 DP 311712)		59
Hs088	Cottage	142 Main Street, Greytown (Pt Sec 56 Town of Greytown)		59, 61
Hs089	Samuel Maxton's Cottage	143 Main Street, Greytown (Lot 1 DP 32511)		61
Hs090	Home of 1 st Mayor (Thomas Kempton)	163 Main Street, Greytown (Lot 1 DP 40197)		60
Hs091	Magistrate's House	170 Main Street, Greytown (Lot 2 DP 87704)		60, 61
Hs092	Armstrong's Shop (former vice-regal saddler)	174 Main Street, Greytown (Pt Sec 68 Town of Greytown)		60
Hs093	Cottage	195 Main Street, Greytown (Lot 1 DP 52562)		60
Hs094	HS Izard's House	40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)		59
Hs095	Maata Mahupuku House	46 Kuratawhiti Street, Greytown (Pt Sec 5 Greytown Small Farm Settlement)		59

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hs096	Villa	54 Kuratawhiti Street, Greytown (Pt Sec 5 Greytown Small Farm Settlement)		59
Hs097	1 st Registry Office	18 Jellicoe Street, Greytown (Lot 1 DP 320375)		59
Hs098	Wakelins Figures, Cobblestones Trust	Main Street, Greytown (Lot 7 DP 31241)		60
Hs099	Daddy Lowes Corner Store, Cobblestones Trust	Main Street, Greytown (Lot 6 DP 31241)		60
Hs100	Former Pharmacy	72 Main Street, Greytown (Lot 1 DP 81559)		59
Hs101	Old Barber's Shop	100 West Street, Greytown (Lot 1 DP 64859)		59
Hs102	Former Shop	6 Wood Street, Greytown (Lot 1 DP 27287)		60, 61
Hs103	House	18 Mole Street, Greytown (Lot 1 DP 89116)		59
Hs105	Fence at 35 Wood Street, Greytown	35 Wood Street, Greytown (Lot 9 Deeds Plan 310)		59
Hs106	Greytown Library	Main Street, Greytown (Parts Lot 1 DP 11855)		59
Hs107	Fell Engine	cnr of Fitzherbert & Lyon Streets, Featherston (Sec 337 Town of Featherston)		64, 65
Hs108	1904 Queen Anne House	Featherston (Lot 4 DP 16148)		64
Hs109	Villa	7 Johnston Street, Featherston (Lot 2 DP 11388)		64
Hs110	Former Maternity House	15 Johnston Street, Featherston (Pt Lot 3 DP 13193)		64
Hs111	Card Home	21 Johnston Street, Featherston (Lot 2 DP 71613)		64, 65
Hs112	Old St Johns	52 Bell Street, Featherston (Sec 211 Town of Featherston)		65
Hs113	Shop and House	cnr Fox & Johnston Streets, Featherston (Lot 1 DP 5102)		64
Hs114	The Inkledoverly	cnr Fox & Wallace Streets, Featherston (Pt Sec 253 Town of Featherston)		65
Hs115	Viles House	2 Fitzherbert Street, Featherston (Lot 1 DP 55154)		64
Hs116	Old Tauherenikau Post Office	5 Revans Street, Featherston (Lot 1 DP 50941)		63, 64
Hs117	1 st Presbyterian Church	cnr Jellicoe & Weld Streets, Martinborough (Lot 1 DP 66210)		69
Hs118	Old Featherston County	Kitchener Street,		68

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
	Offices	Martinborough (Lot 220 DP 248)		
Hs119	Boer War Memorial	Memorial Square, Martinborough (Closed Road SO 17366)		68
Hs120	Roman Catholic Church	cnr Kitchener & Princess Streets, Martinborough (Lot 729 DP 586)		68
Hs121	Former Borough Council Office	Martinborough (Lot 273 DP 248)		68, 69
Hs122	Ross' Store	Jellicoe Street, Martinborough (Pt Lot 60 Deeds Plan 24)		69
Hs123	Country Womans Institute	Martinborough (Lot 1 DP 54388)		69
Hs124	ANZ Bank	cnr Naples & Jellicoe Streets, Martinborough (Lot 1 A Plan 2458)		68, 69
Hs125	House	47 Kitchener Street, Martinborough (Lot 2 DP 26034)		68
Hs126	Old Bookshop	Kitchener Street, Martinborough (Pt Lot 349 DP 248)		68
Hs127	Shop	cnr Jellicoe Street & Memorial Square, Martinborough (Lot 1 DP 8929)		68, 69
Hs128	Radium Street Houses	Radium Street, Martinborough (Lots 13 Deeds Plan 152)		69
Hs129	Radium Street House	Radium Street, Martinborough (Lots 14 Deeds Plan 152)		69
Hs130	Radium Street Houses	Radium Street, Martinborough (Lots 15 Deeds Plan 152)		69
Hs131	Radium Street Houses	Radium Street, Martinborough (Lots 12 Deeds Plan 152)		69
Hs132	Radium Street Houses	Radium Street, Martinborough (Lots 11 Deeds Plan 152)		69
Hs133	Radium Street Houses	Radium Street, Martinborough (Lots 10 Deeds Plan 152)		69
Hs134	Martinborough Town Hall	Martinborough (Lot 252 DP 248)		68, 69
Hs135	Sacred Heart Church	Corner Main Street and Kuratawhiti Street, Greytown		59
Hs136	Ballie's Homestead	101 Main Street, Greytown		59
Hs137	Greytown Butcher	67 Main Street, Greytown (Lot 1 DP 88464)		59
Hs138	Haigh House	80 West Street, Greytown		59
Hs139	Captain Maguire's Cottage	5 Horton Street, Greytown		59

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hs140	Hang ups Shop	98 Main Street, Greytown		59
Hs141	Main Street Deli	88 Main Street, Greytown		59
Hs142	Settler's Cottage	Behind Trends café, Rapid No. 2481 State Highway 2, Greytown (Pt Sec 39 Greytown Small Farm Settlement)		59
Hs143	Cundy Cottage	Cnr Bethane & Revans St, Featherston		64
Hs144	Cross Creek Cottage	11 Fox Street, Featherston		63, 64
Hs145	Cross Creek Cottage	13 Fox Street, Featherston		64
Hs146	John Card Cottage	23 Johnston Street, Featherston		63
Hs147	John Card Cottage	25 Johnston Street, Featherston		63
Hs148	John Card Cottage	27 Johnston Street, Featherston		63
Hs149	Catholic Church	50 Bell Street, Featherston (Pt Sec 209 Town of Featherston)		64, 65
Hs150	Old Card Home	33 Bell Street, Featherston		63, 64
Hs151	Anderson's Building	19 Fitzherbert Street, Featherston		64
Hs152	Tennis Pavilion	Cnr Oxford and Regents Street, Martinborough		69
Hs153	Former Courthouse	20 Cork Street, Martinborough (Lot 273 DP 248)		68, 69
Hs154	Martinborough Hotel	10-12 Memorial Square, Martinborough		68
Hs155	Oddfellows Hall	3-5 Oxford Street, Martinborough		68, 69
Hs156	Fernside	FN2018 State Highway 2, Featherston		19
Hs157	The Tin Hut	FN 2024 State Highway 2, Tauherenikau		19
Hs158	Tauherenikau Racecourse	1498 State Highway 2, Tauherenikau		19
Hs159	Wairongomai Church	Western Lake Road, Featherston		23, 24
Hs160	Papatahi Station & Homestead and associated buildings	Western Lake Road, Featherston		30
Hs161	Tablelands	Oystershell Road, Martinborough		25
Hs162	Udy / Harrison House	107 Main Street, Greytown		59
Hs163	Pain & Kershaw Building	14 – 16 Jellicoe Street, Martinborough (Lot 1 DP 6614)		68
Hs164	Pine Grove	Humphries Street, Greytown (Lot 1 DP 80759)		58
Hs165	The White Swan Country Hotel	109 Main Street, Greytown		59
Hs166	Judd House	209 Kuratawhiti Street, Greytown		19

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hs167	Rimutaka Railway Tunnel*	* where located on Department of Conservation land.		18
Hs168	Rimutaka Railway Tunnel	* where located on Department of Conservation land.		18
Hs169	Water Drop Shaft*	* where located on Department of Conservation land.		18
Hs170	Rimutaka Railway Tunnel*	* where located on Department of Conservation land.		18
Hs171	Brick Kiln*	* where located on Department of Conservation land.		24
Hs172	Railway Village*	* where located on Department of Conservation land.		24

28.8 Appendix 1.8 Historic Heritage Precincts

Name	Location	Map Number
Masters Crescent Precinct	Masters Crescent, Masterton	43
Queen Elizabeth Park Precinct	Masterton	44, 48
Solway Show Grounds	High Street / 80 York St, Masterton	46, 47, 50
Victoria Street Precinct	Victoria Street Precinct, Masterton	44
Brancepeth	Stronvar Road, Masterton	21
Areas of the Martinborough Town Centre	Martinborough	68
Areas of the Featherston Town Centre	Featherston	64, 65
Areas of the Greytown Town Centre and Industrial Area	Greytown	59, 61
Matakitaki a Kupe, Palliser Bay	The Matakitaki a Kupe Historic Heritage Precinct consists of the coastal strip of the Matakitaki land block between the Mangatoetoe and Waitetuna Streams, comprising parts of sections Pt1A, 1, Pt 3, Pt1B, Pt1B1, Pt1B2, 1C1, Pt1C2, Pt4, Pt2, DP 27206 Matakitaki Block, the Lighthouse, Recreation, Road, Legal Purpose and Native (fishing) Reserves, and all of the Mangatoetoe subdivision.	37

28.9 Appendix 1.9 Significant Water Bodies

The following water bodies have been identified as significant for their combined conservation, recreation or other values:

Masterton District

Reference No.	Waterbody	Location	Map Number
Wm01	Waingawa River	Northern Wairarapa Plains/Tararua Ranges	7, 14, 39
Wm02	Waipoua River	Northern Wairarapa Plains	8, 40, 44, 45, 49
Wm03	Kopuaranga River	Northern Wairarapa Plains	2, 8
Wm04	Tauwera River	Downstream of Tauwera Bridge/Part of Southern Boundary of Masterton District	15, 20
Wm05	Whareama River	The seaward side of the Coastal Marine Area boundary/Eastern boundary of the Masterton District	16
Wa01	South Pacific Ocean	Eastern District Boundary	5, 11, 17, 16, 22, 28, 71, 72, 73, 74
Wa02	Ruamahanga River	Northern Wairarapa Plains/Tararua Ranges	2, 8, 14, 20, 39, 49

Carterton District

Reference No.	Waterbody	Location	Map Number
Wc01	Waingawa River	Wairarapa Plains/Tararua Ranges	7, 14, 39
Wc02	Waiohine River	Wairarapa Plains	13, 58
Wa01	South Pacific Ocean	Eastern District Boundary	27, 33
Wa02	Ruamahanga River	Wairarapa Plains/Tararua Ranges	14, 19, 20, 58

South Wairarapa District

Reference No.	Waterbody	Location	Map Number
Ws01	Lake Wairarapa and any waterbody in the Lake Wairarapa Wetlands	Southern Wairarapa	18, 24, 30
Ws02	Waiohine River	Wairarapa Plains	13, 19, 58
Ws03	Tauherenikau River	Wairarapa Plains/Tararua Ranges	18, 19, 24
Ws04	Ruakokoputuna River	Wairarapa Plains	30, 31
Ws05	Turanganui River	Southern Wairarapa	29, 30, 34
Ws06	Huangaarua River	Wairarapa Plains	25, 67
Ws07	Pahaoa River	Eastern Wairarapa	26, 27, 32
Ws08	Awhea River	Eastern Wairarapa	31, 35
Ws09	Opouawa River	Southern Wairarapa	35, 38
Ws10	Oterei River	Eastern Wairarapa	31, 35, 36
Ws11	Whangaehu River	Southern Wairarapa	20, 25, 26, 67
Ws12	Makotukutuku Stream (Washpool Stream)	Southern Wairarapa	34

Ws13	Pararaki Stream	Southern Wairarapa	34, 37
Ws14	Otakaha Stream	Southern Wairarapa	37
Ws15	Whawanui River	Southern Wairarapa	37, 38
Ws16	Cape River	Southern Wairarapa	35
Ws17	The stream in the Waihora Valley	Southern Wairarapa	30
Ws18	Tauanui River	Southern Wairarapa	30, 34
Ws19	Owhanga Stream	Rimutaka Ranges	18, 62
Ws20	Cross Creek	Rimutaka Ranges	18, 24
Ws21	Brocketts Stream	Rimutaka Ranges	24
Ws22	Waiorongamai River	Rimutaka Ranges	23, 24
Ws23	Battery Stream	Rimutaka Ranges	29
Ws24	Wharepapa River	Rimutaka Ranges	29
Ws25	Mukamuka Stream	Rimutaka Ranges	29
Ws26	Papawai Stream	Southern Wairarapa	58, 61
Ws127	Lake Onoke	Southern Wairarapa	29
Wa01	South Pacific Ocean	Southern/Eastern District Boundary	29, 32, 33, 34, 35, 36, 37, 38, 75, 76, 77, 78, 79
Wa02	Ruamahanga River	Wairarapa Plains/Tararua Ranges	19, 24, 25, 29, 30, 58, 67

NOTE: Unless otherwise specified, the rivers listed above are limited to the main length of the river, and do not include any tributary.

29 APPENDIX 2 – HAZARDOUS FACILITIES

29.1 Appendix 2.1 Hazardous Facilities Consent Status Table

HAZARDOUS SUBSTANCE PROPERTY	CLASS	ZONE	INDUSTRIAL			COMMERCIAL/RURAL			RESIDENTIAL	
		HSNO Subclass	Permitted	Controlled	Discretionary	Permitted	Controlled	Discretionary	Permitted	Discretionary
		1.1 (all-storage)	<0.05	0.05-0.1	≥0.1	<0.02	0.02-0.04	>0.04	0	>0
EXPLOSIVE	1	1.2 (all-storage)	<0.5	0.5-1	≥1	<0.2	0.2-0.4	≥0.4	0	>0
(tonnes)		1.3 (all-storage)	<1.5	1.5-3	≥3	<0.5	0.5-1	≥1	0	>0
		1.2/1.3 with 1.1	<0.05	0.05-0.1	≥0.1	<0.02	0.02-0.04	>0.04	0	>0
		2.1 (all)	<1/ 2,000	1-2/2k-4k	≥2/ 4,000	<0.5/1 k	0.5-1/1k- 2k	≥1/ 2,000	<0.02/40	≥0.02/40
FLAMMABLE (GASES)	2	2.1 (within 50 m of m.s.l.)	<0.2	0.2-0.5	≥0.5	<0.1	0.1-0.2	≥0.2	-	-
(AEROSOLS)		All other non- hazardous	5/ 10,000	5- 10/10,000 0-20,000	≥5/ 20,000	<2/ 4,000	2- 4/4,000- 8,000	≥4/ 8,000	<0.1/200	≥0.1/200
(tonnes)		LPG	<3	3-6	≥6	<1.5	1.5-3	≥3	<0.3	≥0.3
		LPG (within 50 m of m.s.l.)	<1	1-2	≥2	<0.5	0.5-1	≥1	-	-
		3.1A, 3.1B	<6	6-12	≥12	<2	2-4	≥4	<0.1	≥0.1
		3.1A/B (within 50 m of m.s.l.)	<2	2-4	≥4	<0.6	0.6-1.2	≥1.2	-	-
FLAMMABLE (LIQUIDS)	3	3.1C	<20	20-40	≥40	<6	6-12	≥12	<0.3	≥0.3
(tonnes)		3.1D	<60	60-120	≥120	<20	20-40	≥40	<1	≥1
		3.2 (all)	<3	3-6	≥6	<1	1-2	≥2	<0.05	≥0.05
		4.1 (all)	<3	3-6	≥6	<1	1-2	≥2	<0.05	≥0.05
FLAMMABLE (SOLIDS)	4	4.2 (all)	<1	1-2	≥2	<0.4	0.4-1	≥1	<0.02	≥0.02
(tonnes)		4.3 (all)	<1	1-2	≥2	<0.4	0.4-1	≥1	<0.02	≥0.02
		5.1.2 Gases	<1,000	1,000- 2,000	≥2,000	<400	400- 1,000	≥1,000	<40	≥40
OXIDISING CAPACITY	5	5.1.1 (all)	<3	3-6	≥6	<1.5	1.5-3	≥3	<0.05	≥0.05
(tonnes)		5.2 (all)	<1	1-2	≥2	<0.5	0.5-1	≥1	<0.02	≥0.02
		6.1A	<0.5	0.5-1	≥1	<0.2	0.2-0.4	≥0.4	0	>0
		6.1 Gases	<300	300-600	≥600	<100	100-200	≥200	0	>0
		6.1A (within 50 m of m.s.l.)	<0.2	0.2-0.4	≥0.4	<0.1	0.1-0.2	≥0.2	0	>0
TOXIC	6	6.1B, 6.3-6.9	<6	6-12	≥12	<2	2-4	≥4	<0.05	≥0.05
(tonnes)		6.1B, 6.3-6.9 (within 50 m of m.s.l.)	<2	2-4	≥4	<1	1-2	≥2	-	-
		6.1C	<20	20-40	≥40	<6	6-12	≥12	<0.3	≥0.3
		6.1C (within 50 m of m.s.l.)	<6	6-12	≥12	<2	2-4	≥4	<0.05	≥0.05
CORROSIVE	8	8.1, 8.2A, 8.3	<6	6-12	≥12	<2	2-4	≥4	<0.05	≥0.05
(tonnes)		8.2 B/C	<20	20-40	≥40	<10	10-20	≥20	<0.3	≥0.3
		9.1A, 9.2A, 9.3A, 9.4A	<0.5	0.5-1	>1	<0.5	0.5-1	>1	<0.5	>0.5
		(within 30 m of watercourse)	<0.1	0.1-0.3	>0.3	<0.1	0.1-0.3	>0.3	<0.1	>0.1
ECO-TOXIC	9	9.1B, 9.2B, 9.3B, 9.4B	<10	10-20	>20	<10	10-20	>20	<10	>10
(tonnes)		(within 30 m of watercourse)	<3	3-6	>6	<3	3-6	>6	<3	>3
		9.1C, 9.2C, 9.3C 9.4C	<30	30-60	>60	<30	30-60	>60	<30	>30
		(within 30 m of watercourse)	<10	10-20	>20	<10	10-20	>20	<10	>10
HIGH BOD₅	-	-	<100	100-200	>200	<40	40-80	>80	<40	>40
(>10,000 mg/l)		(within 30 m of watercourse)	<40	40-80	>80	<20	20-40	>40	<20	>20

29.1.1 Explanation

The Hazardous Facilities Consent Status Table specifies the cumulative quantities of hazardous substances use and storage for each hazard category above which the specified consent is required. The classification is based on the criteria specified in the Hazardous Substances (Classification) Regulations 2001. It should be noted that many substances have more than one hazard, and the consent status is to be determined for each hazard class.

'Watercourse' means any natural watercourse, including streams, rivers, coastal waters and aquifers. It does not include stormwater pipes or channels.

'msl' means 'more sensitive land use'. This includes any land use zones that provide for land uses generally considered more sensitive than the one in which the proposed hazardous facility is located. It does not include a land use that may be more sensitive than the land uses generally provided for in the zone in which that activity is located, for example a takeaway bar in the Industrial Zone.

The grouping of substances and quantities adopted for the Hazardous Facilities Consent Status Table is based on those developed for the Hazardous Facilities Screening Procedure (HFSP) ("Land Use Planning Guide for Hazardous Facilities, Ministry for the Environment, 2002").

The quantity thresholds defining the consent status in the table are to be applied to the sum of all substances proposed to be used or stored in one facility within one hazard grouping. The measure is in tonnes (t) apart from the second figure for Classes 2.1, 5.1 and 6.1 that apply to permanent or compressed gases and is in m³ at STP.

Class 1.2 and 1.3 substances are to be treated as class 1.1 substances if they are stored with any 1.1 substances. The threshold applies to storage of explosives only, their use is considered to be controlled adequately through the HSNO Regulations.

30 APPENDIX 3 –CONTAMINATED LAND

30.1 Appendix 3.1 Schedule of Contaminated Land

Masterton District

Contaminated Land Number	Description	Location and Legal Description (where known)	Map Number
Cm01	Service Station	Manawa Road, Tinui (Pt Lot 23 DP 224)	10
Cm02	Landfill	North Road, Masterton (Sec 177 Blk XIII Mangaone SD)	2
Cm03	Old Gasworks	Bentley Street, Masterton (Pt Sec 110 Masterton Small Farm District)	44
Cm04	Old Gasworks	Kirton Street/Bannister Street, Masterton (Lots 1-9 DP 31483)	48
Cm05	Landfill	Colombo Road, Masterton (Lots 1-6 DP 31589)	48

Carterton District

Contaminated Land Number	Description	Location and Legal Description (where known)	Map Number
Cc01	Service Station	High Street North, Carterton (Lots 1 & 2 DP 18443)	54
Cc02	Waste Storage/Treatment/Disposal	State Highway 2, Carterton (Pt Lot 3 DP 2099)	14

South Wairarapa District

Contaminated Land Number	Description	Location and Legal Description (where known)	Map Number
Cs01	On-Site Disposal of Woodwaste	New York Street (Lot 4 DP 337505)	67, 68
Cs02	Timber Treatment/Preservation and Sawmill (HAIL listing)	Nelsons Road, Martinborough (Lot 2 DP 89165)	67, 68

30.2 Appendix 3.2 Modified Wairarapa Hazardous Activities and Industry List (Wairarapa HAIL)

The Wairarapa HAIL (see below) defines industries and activities which typically use or store hazardous substances that could cause contamination if these substances escaped from safe storage, were disposed of on the site, or were lost to the environment through their use. The fact that an activity or industry appears on the list does not mean that hazardous substances were used or stored on all sites occupied by that activity or industry, nor that a site of this sort will have hazardous substances present in the land. The list merely indicates that such activities and industries are more likely to use or store hazardous substances and therefore there is a greater probability of site contamination occurring than other uses or activities. Conversely, where an activity or industry that does not appear on the list, this does not guarantee such a site will not be contaminated. Each case must be considered on its merits, considering the information at hand. In applying the list, it must be remembered that the activity may only have occupied a small part of the site,

and therefore the possibility of contamination will also be for a small part of the site.

Activity or Industry	Hazardous Substances
1. Abrasive blasting – carrying out abrasive blast cleaning (other than cleaning carried out in fully enclosed booths) or disposing of abrasive blasting material.	Dependent on material being removed, Heavy metals, iron
2. Acid/alkali plant, formulation and bulk storage.	Mercury, sulphuric, hydrochloric and nitric acids, sodium and calcium hydroxide
3. Agrichemical spray contractor's premises used for filling and washing out tanks for commercial agrichemical application.	Arsenic, lead, copper, organochlorine pesticides, organophosphate pesticides, herbicides, fungicides, carbamates, and synthetic pyrethroids
4. Airports – fuel storage, workshops, washdown areas, stormwater runoff from hardstanding.	Hydrocarbons, metals
5. Analysts – commercial analytical laboratory sites.	Solvents, acids, mercury
6. Asbestos products production and disposal. Also sites with buildings containing asbestos products known to be in a deteriorated condition.	Asbestos
7. Asphalt or bitumen manufacture or bulk storage – manufacturing asphalt or bitumen, or bulk storage of these products, other than at a single-use site used by a mobile asphalt plant.	Petroleum hydrocarbons, PAHs
8. Battery manufacture or recycling – assembling, disassembling, manufacturing or recycling batteries (other than storing batteries for retail sale).	Heavy metals (lead, mercury, zinc, cadmium, nickel, antimony, silver, manganese), sulphuric acid
9. Brake lining manufacturers, repairers and recyclers.	Asbestos, copper
10. Cement or lime manufacturing – manufacturing cement or lime from limestone material using a kiln and storing wastes from the manufacturing process.	Lime, calcium hydroxide, alkalis
11. Cemeteries	Nitrates, lead, formaldehyde, biological hazards
12. Chemical manufacture and formulation and bulk storage such that land use consent is required.	Wide range of organic and inorganic compounds – see AS 4482.1 Table II
13. Coal and coke yards.	PAHs
14 Concrete manufacture and bulk cement storage.	Cement, calcium hydroxide, alkalis
15. Defence works and defence establishments, including ordinance storage and training areas where live firing is carried out.	Explosives, lead, copper, antimony (firing ranges), solvents and metals (workshops), hydrocarbon storage
16. Drum and tank reconditioning or recycling.	Wide range of chemicals from drums
17. Dry cleaning plants – restricted to premises where dry cleaning is carried out and solvents are stored.	Trichloroethylene 1,1,1 - trichloroethane perchloroethylene, carbon tetrachloride, VOCs
18. Electrical transformers – manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment.	PCBs, hydrocarbons, copper, tin, lead, mercury

19. Electronics – manufacturing, reconditioning	Metals (e.g. Copper, Tin, Lead), Solvents
20. Engine reconditioning – use of solvents and degreasers	Solvents, hydrocarbons, heavy metals
21. Explosive production or bulk storage	Acetone, nitric and sulphuric acid, ammonium nitrate, fuel oil, PCP, nitroglycerine, lead, mercury, copper, aluminium, silver, sodium hydroxide, explosives
22 Fertiliser manufacture – manufacturing or bulk storage of agriculture fertiliser.	Calcium phosphate, calcium sulphate, copper chloride, sulphur, sulphuric acid, molybdenum, selenium, iron, cadmium, nitrates, ammonia
23. Foundry operations – commercial production of metal products by injecting or pouring molten metal into moulds and associated activities,	Metals, particularly iron, aluminium, lead, zinc, copper, tin, nickel, chromium and oxides, chlorides, fluorides and sulphates of these. Acids, coke, fuel oil
24. Gasworks – manufacture of town gas from coal or oil feedstocks.	PAHs, phenolics, BTEX, metals (particularly arsenic, lead, copper, chromium), cyanide compounds, sulphides and sulphates, thiocyanates, ammonia, nitrates, coke
25. Gun pistol or rifle ranges	Metals – lead, antimony, copper, zinc, tin, nickel
26. Iron and steel works	BTEX, phenolics, PAHs, metals and oxides of iron, nickel, copper, chromium, magnesium and manganese
27. Landfill sites	Dependent on original waste composition, Hydrocarbons, BTEX, PAHs, metals, organic acids, landfill gas, ammonia
29. Commercial market gardens, orchards, or glass houses.	Arsenic, lead, copper, organochlorines and organophosphates.
30. Metal treatment or coating – including polishing, anodising, galvanising, pickling, electroplating, heat treatment using cyanide compounds and finishing, curing works or commercially finishing leather.	Metals (zinc, aluminium, cadmium, chromium, lead, copper, tin), acids (sulphuric, nitric, hydrochloric, phosphoric), sodium hydroxide, solvents and degreasers, cyanide
31. Mining and extractive industries and mineral processing – including chemically or physically extracting metalliferous ores, exposure of faces or release of groundwater containing hazardous contaminants and storing hazardous wastes, including waste dumps and tailings dams, but not gravel extraction.	Arsenic, mercury, cyanides, sulphides, metals – also workshop activities, fuel storage
32. Motor vehicle workshops	Hydrocarbons, PAHs, solvents, metals
33. Paint manufacture and formulation	Solvents, resins, heavy metals
34 Pest control – commercially operating premises (or former pest destruction board, now regional council sites) where storage and preparation of pesticide occurs, including preparation of poisoned baits and filling or washing of tanks.	Arsenic, cyanide, strychnine, mercury, phosphorus, 1080, organochlorines and organophosphates, carbamates, and synthetic pyrethroids
35. Pesticide manufacture (including animal poisons, insecticides, fungicides and herbicides) – commercially manufacturing, blending, mixing or formulating pesticides.	Wide range of insecticides, herbicides and fungicides, including Arsenic, lead, mercury, copper, tin, chromium, organochlorines, organonitrogens, organophosphates, acid herbicides, dioxin, carbamates

36. Petroleum or petrochemical industries or storage, including oil production and operating a petroleum depot, terminal, blending plant or refinery, retail or commercial refuelling facility, and facilities for recovery, reprocessing or recycling petroleum based materials and bulk storage above and below ground.	Hydrocarbons, including BTEX, PAHs, solvents, lead
37. Pharmaceutical manufacture – commercially manufacturing, blending, mixing or formulating pharmaceuticals, including animal remedies.	Solvents
38. Port activities – including dry docks and ship and boat maintenance facilities.	Metals, paint residues (tin, lead), fuel storage
39. Power stations and switchyards	PCBs asbestos metals (in fly ash), water treatment chemicals (thermal stations)
40. Printing – commercial printing, using metal type, inks and dyes, or solvents	Solvents, acids, alkalis, heavy metals
41. Railway yards – operating a railway yard including goods-handling yards, workshops, refuelling facilities and maintenance areas.	Hydrocarbons, heavy metals, solvents, creosote
42. Sawmills – use of antisapstain chemicals during milling.	Antisapstain fungicides, PCP, hydrocarbons
43. Scrap yards – operating a scrap yard including automotive dismantling or wrecking yard or scrap metal yard.	Metals, hydrocarbons, solvents
44. Service stations	Hydrocarbons, lead, copper
45. Smelting or refining – fusing or melting metalliferous ores or refining the metal.	Metals and oxides, fluorides, and chlorides thereof
46. Tannery, fellmongery or hide curing – operating a tannery or fellmongery or hide curing works or commercially finishing leather.	Chromium, manganese, copper, ammonia, sulphides, acids, sodium hydroxide, lime, formaldehyde, solvents, cyanide
47. Transport depots	Dependent on products being transported, hydrocarbons, metals and solvents in workshops
48. Storage tanks over 5,000 litres capacity used for agricultural chemicals	Arsenic, lead, copper, organochlorine pesticides, organophosphate pesticides, herbicides, fungicides, carbamates, and synthetic pyrethroids
50. Wood treatment and preservation and bulk storage of treated timber.	PCPI copper, arsenic, chromium, boron organo-tin, PAHS and phenolics (creosote), organochlorine pesticides.
51. Wool, hide and skin merchants (e.g. drying, scouring).	Detergents, Pesticides, Bleaching agents (e.g. hydrogen peroxide)

Note: The numbering in the above table is based on the Ministry for the Environment Guidelines, as amended for inclusion within the Wairarapa Combined District Plan.

31 APPENDIX 4 – SCHEDULE OF PRIMARY INDUSTRIES

31.1 Appendix 4.1 Schedule of Primary Industries

Abattoirs and slaughterhouses	Glass manufacture
Acetylene-gas manufacture	Gelatine manufacture
Acids manufacture	Glue manufacture
Aerosol packers and manufacture	Gunpowder manufacture
Aluminium alloy manufacture	Gypsum manufacture
Alkali-waste works	Hydrochloric acid manufacture
Ammonia manufacture	Incinerator works
Ammunition manufacture	Industrial chemicals manufacture
Animal by-products manufacture	Iron works and foundry
Asbestos manufacture	Lacquer manufacture
Asphalt manufacture	Lead works
Battery manufacture and recycling	Leather tanning
Bearing manufacture	Lime manufacture
Briquette manufacture	Linoleum manufacture
Bisulphide of carbon works	Lucerne dehydration
Boiler makers	Manure (artificial) manufacture
Boiler manufacture	Meatworks – killing, freezing and packing
Boiling down works	Oil distillation and refining
Bone crushing	Oxygen – gas manufacture
Bulk storage of asphalt, tallow, industrial chemicals and scrap metal	Paint, varnish, lacquer etc. manufacture
Candle manufacture	
	Petroleum based products manufacture
Celluloid works	Plastics manufacture
Cement – packing bag, cleaning works	Pulp and paper manufacture
Cement manufacture	Pyridine works
Chemicals manufacture	Railway workshops
Chlorine works	Rubber goods manufacture
Coke manufacture	Smelting metals (all types)
Concrete batching	Soap manufacture
Detergent manufacture	Steel works
Distillation of coal, wood and bones	Sale Stock yards (commercial)
Explosive manufacture and storage	Stone and mineral crushing
Fat rendering	Sulphur-chloride manufacture
Fellmongering	Sulphur-dioxide manufacture
Fertiliser works	Tallow- melting and refining
Fibreglass manufacture	Tanning and curing of hides and skins
Fibrous plaster manufacture	Tar manufacture, refining, mixing
Fireworks manufacture and storage	Timber treatment
Fire clay products manufacture	Turpentine manufacture
Fish curing and preserving	Varnish manufacture
Fluorine works	White lead manufacture
Foundry	Wool scouring
Fuel oil refining	Zinc chloride manufacture
Fur curing and tanning	Zinc works

Or any other industry, warehouse, or bulk storage that is, or under any conditions may become noxious or dangerous in relation to adjacent areas.

31.2 Appendix 4.2 Schedule of Other Primary Industries in Opaki Special Management Area

In addition to the above primary industries, the following activities are also classified as “Other Industry” in the Opaki Special Management Area:

- (i) Woodchipping, sawmilling and manufacture of timber products;
- (ii) Engineering and builders' workshops and yards;
- (iii) Vehicle manufacturing and wrecking, servicing and repair;
- (iv) Concrete batching and aggregates processing;
- (v) Sugar refining;
- (vi) Metal and metal products manufacture;
- (vii) Brewing, distilling, malting and grain milling;
- (viii) Solid waste transfer station, recycling, second hand goods storage;
- (ix) LPG and other gas manufacturing and storage;
- (x) Dairy factories;
- (xi) Storage of petrol and oil products;
- (xii) Woollen mills, carpet and all textile manufacturing.

32 APPENDIX 5 – REQUIREMENTS FOR ROADS, ACCESS, PARKING & LOADING

32.1.1 Specifications

All roads, access, parking and loading areas are to be designed and constructed in accordance with the following standards, or to a standard approved by Council.

32.1.2 Roothing Hierarchy

The roading hierarchy is shown on the Planning Maps. The following definitions have been used in identifying the roading hierarchy.

Strategic Arterial – Road which forms part of the network of nationally or regionally important arterial routes that predominantly carry through traffic and the major traffic movements in and out of the District.

District Arterial – A road which caters for traffic movement within or between major areas of the District and as alternative routes to neighbouring territorial authorities.

Collector – Locally preferred routes forming a link between the arterial roads and residential, commercial, industrial and recreational areas. Although having a major through traffic function, they also serve adjacent property.

Local – Roads with the main function of providing access to adjacent properties.

Standards for Roads, Access, Parking and Loading

	Standard	Additional Requirements and Variations to Standards
Road and Footpaths – design and construction		
Urban	<i>NZS 4404:2004 Land Development and Subdivision Engineering</i>	Amendment to Table 3.1 (refer Table below)
Rural	<i>NZS 4404:2004 Land Development and Subdivision Engineering</i>	Amendment to Table 3.2 – for all road classifications other than minor local roads, a minimum seal width 1 metre less than specified is acceptable
Privateways – design and construction		
Urban	<i>NZS 4404:2004 Land Development and Subdivision Engineering</i>	
Rural	<i>NZS 4404:2004 Land Development and Subdivision Engineering</i>	Non-public rural accessways to rear lots of 2 hectares or less, multi-unit or comprehensive residential developments shall be sealed. Non-public rural accessways adjoining lots of 2 hectares or less, multi-unit or comprehensive residential developments shall be sealed.
Sight lines – Road/Privateway/Driveways/Intersections		
Railway Level Crossing	<i>ONTRACK requirements (Document CSG 417 – Q517 Issue 3)</i>	
State Highway	<i>Transit NZ requirements (Transit NZ Planning Policy Manual)</i>	
Other road and driveway intersections	<i>RTS 6 Guidelines for Visibility Driveways</i>	At road intersections, no obstruction exceeding 1m in height will be permitted within a 6m by 6m triangle measured from a boundary intersection point (Refer Figure 32.1).
Vehicle Crossings including Frontage Road Seal Widening – design and construction		
Urban	<i>NZS 4404:2004 Land Development and Subdivision Engineering</i>	In Masterton District, new crossings on existing streets shall be constructed in accordance with MDC Plan 805 A, B or C. Where 3 or more dwelling units are using a common vehicle crossing, that crossing is be constructed from kerb to boundary in concrete. In South Wairarapa District, only one vehicle crossings is permitted per site (Note: This standard supersedes the requirements of 5.5.2(h)(ii) and 6.5.2(g)(ii)). All vehicle crossings are to be constructed from kerb to boundary in concrete. Where 4 or more dwelling units are using a common vehicle crossing, that crossing is to be 5.4m wide with 0.8m splays on either side.

	Standard	Additional Requirements and Variations to Standards
Rural	<i>NZS 4404:2004 Land Development and Subdivision Engineering</i>	Rural Vehicle Crossings and Frontage Road Seal Widening in accordance with Figure 32.2 below. In South Wairarapa District, only one vehicle crossings is permitted per site (Note: This standard supersedes the requirements of 5.5.2(h)(ii) and 6.5.2(g)(ii)).
Stormwater Drainage		
Design and Construction	<i>NZS 4404:2004 Land Development and Subdivision Engineering</i>	In Masterton District, all subdivision and development shall comply with MDC Minimum Acceptable Drainage Standards
Trenching	<i>NZS HB 2002:2003 Code of Practice for Working on the Road</i>	
Off-street Parking Facilities – geometric layout		
	<i>AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking</i>	
Turning paths		
Off-road parking facilities – 85%ile & 99%ile car	<i>AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking</i>	
Off-road loading facilities – 99%ile rigid truck		
Urban carriageway lighting		
	<i>AS/NZS 1158.3 Lighting for roads and public spaces Part 3.1 Pedestrian area (Category P) lighting – Performance and design requirements; and NZS 6701:1983 Road Lighting (including subsequent amendments)</i>	

Facilities for disabled		
Pedestrian facilities	<i>RTS 14: Guidelines for Installing Pedestrian Facilities for people with visual impairment</i>	
Parking facilities	<i>NZS 4121:2001 Design for Access and Mobility – Buildings and Associated Facilities</i>	
Signage		
Advertising	<i>RTS 7: Advertising Signs and Road Safety – Design and Location Guidelines</i>	
Regulatory/Road Signs	<i>TNZ Manual of Traffic Signs and Markings</i>	
Rural Selling Places		
	<i>RTS 3: Guidelines for Establishing Rural Selling Places</i>	

Amendment to Table 3.1 in NZS 4404:2004 Land Development and Subdivision Engineering

Class	Type	Area served	Traffic volumes (vpd)	Design speed (km/h)		Road reserve width (m)	Minimum carriageway width (m)				Footpath (m)	Berm (m)	Max/min Gradient	Normal camber	Max super-elevation	Notes
				Flat or rolling	Hilly		Parking	Traffic	Cycles	Total						
Local Roads	Minor Residential and Cul de Sac	Up to 80 du	Up to 400	NA	NA	15.5	1 x 2.5	2 x 3.5		9.5	2 x 1.4	2 x 1.6	12.5%max 0.4%min	3%	6%	(8)

NOTE –

(8) The geometric requirements applicable to Industrial Roads are extended to cover cul de sacs serving up to 20 dwelling units and minor residential streets serving 21-80 dwelling units.

32.1.3 New Roads

All new roads shall connect with and be compatible with the Council's roading hierarchy as shown in the Planning Maps.

32.1.4 Intersections and Accessways

Road and accessway intersections shall be designed to ensure sufficient sight distances and safety, having regard to expected traffic volumes and speeds on approach roads.

Where it is proposed to create a vehicle access or road intersection with any State Highway, the applicant shall obtain the approval of Transit New Zealand. Intersections with State highway shall meet Transit New Zealand requirements.

Where it is proposed to create an accessway over or under the railway and/or create an accessway and/or intersection within 30 metres of a road/rail level crossing, the applicant shall obtain the approval of the railway premises owner and/or the railway access provider (ONTRACK).

32.1.5 Road Intersections with Rail Crossings

At road/rail level crossings, viewlines shall meet the minimum requirements of ONTRACK (New Zealand Railways Corporation). Tranz Rail document CSG 417-Q517 Issue 3 Section 4 sets out the requirements for viewlines. The minimum and desirable view along the track is specified for various train speeds. For crossings where automatic warning devices or stop signs are not installed the minimum view along the track at 30m from track centreline is also specified.

32.1.6 New Roads to be shown in Proposed Subdivision

The Council may require the applicant to clearly show a proposed roading pattern for any balance area. The proposed future roading pattern shown is required to be compatible with the Council's roading hierarchy.

32.1.7 New Roads - Construction

The subdivider or developer shall form and construct all roads, shared access ways, private ways, and private roads.

32.1.8 Roads and Vehicle Access Way Lighting

All public roads serving 3 or more residential allotments shall be provided with night lighting in urban areas only.

32.1.9 Pedestrian Facilities Standards

Pedestrian facilities shall be provided on footpaths in accordance with NZS 4121:2001 Design for Access and Mobility – Buildings and Associated Facilities and RTS 14 Guidelines for Facilities for Blind and Vision Impaired Pedestrians.

32.1.10 Vehicle Access to Individual Sites

All sites and allotments shall have legal practicable vehicle access from a public road.

Seal widening at accesses shall be in accordance with Figure 32.2 below.

Any vehicle access crossing a waterway shall incorporate culverts appropriate to the volume of water in the waterway and the traffic load on the access. Any earthworks shall comply with the requirements of this Plan. Note: Wellington Regional Council may have additional requirements relating to activities in waterways.

Figure 32.1

Intersection Visibility Obstruction Free Area

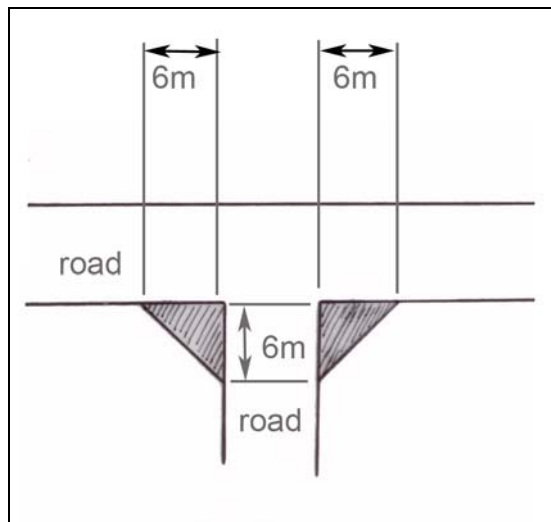
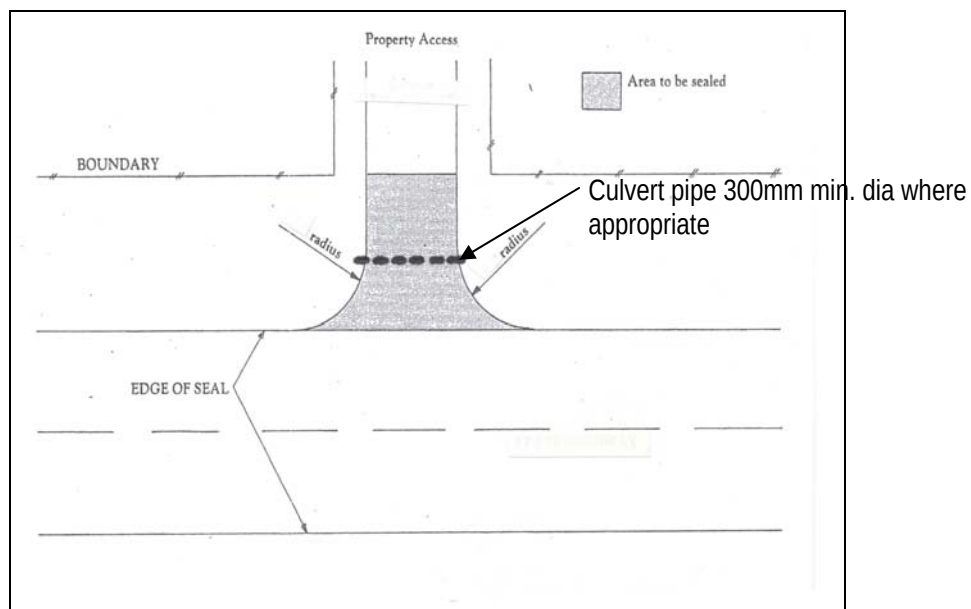


Figure 32.2

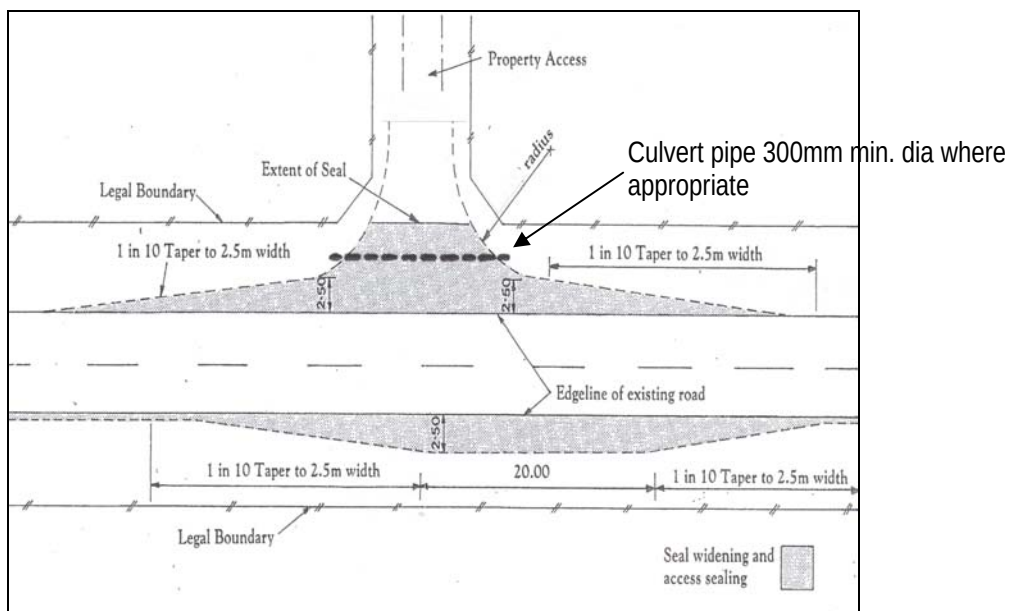
Rural Vehicle Crossing and Frontage Road Seal Widening

Note: All dimensions in metres. Not to scale.

Type A



Type B



ENTRY RADIUS

	Arterial / Collector		Local	
	Type	Radius R	Type	Radius R
Single Private Access	A	9m	A	6m
Multi-Unit Access	B	12m	A	9m
Heavy Commercial Access	B	15m	B	15m

32.1.11 Vehicle Parking Spaces, Loading Spaces and Access Aisles

All required vehicle parking spaces, loading spaces and access aisles shall be formed and sealed, and shall be provided with surface water drainage in accordance with NZS 4404:2004.

33 APPENDIX 6 – DESIGNATIONS

Masterton District

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
Dm001	Broadcast Communications Limited	Otahoua Broadcasting and Telecommunications Facility	Masterton Stronvar Road (Lot 1 DP 59378)	Broadcasting, Telecommunication and Radiocommunication and accessory and ancillary facility.	Modification – Change in name from Otahoua Communication Site to Otahoua Broadcasting and Telecommunications Facility	14
Dm002	Greater Wellington Regional Council	Waingawa River Proposed Stopbank Works	Defined on the Planning Maps	Flood protection and mitigation purposes	New	14, 39, 50
Dm003	Greater Wellington Regional Council	Waipoua River Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	8, 14, 39, 40, 41, 44, 45, 49
Dm004	Greater Wellington Regional Council	Upper Ruamahanga Proposed Stopbank Works	Defined on the Planning Maps	Flood protection and mitigation purposes	New	20
Dm005	Greater Wellington Regional Council	Waipoua River Proposed Stopbank Works	Defined on the Planning Maps	Flood protection and mitigation purposes	New	8
Dm006	Greater Wellington Regional Council	Upper Ruamahanga Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	8, 19, 20, 39
Dm007	Masterton District Council	Mauriceville Transfer Station and Closed Landfill	Mauriceville West Road (Lot 1 DP 30259)	Waste Management Purposes	Rollover	2
Dm008	Masterton District Council	Tinui Water Supply	Tinui (Lot 9 DP 88816)	Water Supply Purposes	New	10
Dm009	Masterton District Council	Access to Water Treatment Plant	Upper Plain Road (Lot 1 DP 51784)	Water Supply Purposes	Rollover	7, 8
Dm010	Masterton District Council	Water Treatment Plant	Upper Plain Road (Lot 1 DP 54149)	Water Supply Purposes	Rollover	7, 8
Dm011	Masterton District Council	Possible Future Water Supply Area/Water Treatment Plant	Waingawa River off Taranua Drive, Run 27	Water Supply Purposes	Rollover	7, 8, 14
Dm012	Masterton District Council	Hood Aerodrome	South Road and Manaia Road (Lot 1 and Pt Lot 2 DP 22371, Sec 89 & Pt Sec 87 Manaia District, Lot 1	Aerodrome and Recreation Purposes	New - the boundaries of the designation have extended to include Lot 1	39, 51

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
			and Lot 2 DP 51469, Lots 1-3 DP 53723, Lot 1 DP 86479, Pt Sec 13 Manaia District, Lot 1 DP 86624, Lot 1 DP 84289, Lot 1 DP 50847, Lot 1 DP 52995, Part of Lot 1 DP 54018, Lot 1 DP 28366, Pt Sec 14 Manaia District, and Pt Waingawa River Bed 28046)		DP 50847, Lot 1 DP 52995, Pt of Lot 1 DP 54018, Lot 1 DP 86479, Pt Sec 14 Manaia District, Pt Waingawa River Bed SO 28046.	
Dm013	Masterton District Council	Tinui Landfill and Transfer Station	Castlepoint Road (Sec 1 SO 37932)	Waste Management Purposes	Rollover	10
Dm014	Masterton District Council	Castlepoint Transfer Station and Closed Landfill	Castlepoint Road (Part of Sec 366)	Waste Management Purposes	Rollover	11
Dm015	Masterton District Council	Riversdale Transfer Station and Closed Landfill	Riversdale Road (Lot 2 DP 78349)	Waste Management Purposes	Rollover	22
Dm016	Masterton District Council	Recreation Reserve (Clarke Memorial Park)	Mauriceville (Lot 1 DP 19898)	Recreation Reserve	New	2
Dm017	Masterton District Council	Local Purpose Reserve (Hastwell Cemetery)	Hastwell (Sec 169 Blk XIV Mangaone SD, Pt Sec 121 Blk XIV Mangaone SD, Pt Sec 172 Blk XIV Mangaone SD)	Cemetery Purposes	New	2
Dm018	Masterton District Council	Local Purpose Reserve (Tinui Cemetery)	Tinui Valley Road (Pt Sec 508 Whareama District)	Cemetery Purposes	New	10
Dm019	Masterton District Council	Recreation Reserve (Colombo Road)	Colombo Road (Lot 1 DP 3567)	Recreation Purposes	New	49
Dm020	Masterton District Council	Recreation Reserve (Cameron & Soldiers Memorial Park)	Dixon Street (Lot 1 DP 6253)	Recreation Purposes	New	48
Dm021	Masterton District Council	Recreation Reserve (Douglas Park)	Cole and Essex Streets (Lot 1 DP 4197, Pt Lot 4B DP 2145)	Recreation Purposes	New	43
Dm022	Masterton District Council	Recreation Reserve (South Park)	High Street (Lot 10 DP 1805, Lot 7 DP 1805, Lot 11 DP 1805, Lot 12 DP 1805, Lot 8 DP 1805, Lot 14 DP 1805, Lot 9 DP 1805, Lot 13 DP 1805, Lot 6 DP 1805, Lot 5 DP 1805)	Recreation Purposes	New	47
Dm023	Masterton District Council	Local Purpose Reserve (Plantation Reserve)	Ngaumutawa Road Verge (Lot 46 DP 31786, Lot 47 DP 31786)	Amenity Purposes	New	43

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
Dm024	Masterton District Council	Local Purpose Reserve (Beautification Reserve)	Cnr Opaki and Te Ore Ore Roads (Lot 3 DP 19661)	Amenity Purposes	New	45
Dm025	Masterton District Council	Local Purpose Reserve (Gordon Street)	Gordon Street (Lot 17 DP 15594)	Amenity Purposes	New	45
Dm026	Masterton District Council	Local Purpose Reserve (College Street)	College and Renall Streets (Lot 4 DP 11058, Pt Lot 15 DP 3565, Lot 5 DP 11058)	Amenity Purposes	New	43
Dm027	Masterton District Council	Tinui Water Supply Reservoirs	Tinui (Sec 959 Whareama District)	Water Supply Purposes	New	10
Dm028	Masterton District Council	Water Supply/Water Treatment Plant	Kaituna, Old River Bed	Water Supply Purposes	New	7, 8
Dm029	Masterton District Council	Upper Plain Water Supply Reservoir	Upper Plain (Lot 1 DP 51976)	Water Supply Purposes	New	14
Dm030	Masterton District Council	Water Supply Controls/Reticulation	Upper Plain (Pt Sec 20 Waipoua District)	Water Supply Purposes	New	14
Dm031	Masterton District Council	Titoki Water Supply Reservoir	Titoki Street (Lot 4 DP 74214)	Water Supply Purposes	New	42
Dm032	Masterton District Council	Manuka Water Supply Reservoir	Manuka Street (Lot 1 DP 53568)	Water Supply Purposes	New	42
Dm033	Masterton District Council	Manuka Water Supply Reservoir	Manuka Street (Lot 2 DP 53568)	Water Supply Purposes	New	42
Dm034	Masterton District Council	Masterton Wastewater Treatment Plant	Masterton-Martinborough Road (Lot 2 DP 24225, Lot 2 DP 23103, Pt Lot 5 DP 2412)	Sewage Treatment and Disposal Purposes	Rollover	14
Dm035	Masterton District Council	Taueru Water Supply Spring	Taueru (Pt Lot 1B Plan 312)	Water Supply Purposes	New	15
Dm036	Masterton District Council	Taueru Water Supply Reservoirs	Taueru (Lot 57 Deeds Plan 140, Lot 60 Deeds Plan 140)	Water Supply Purposes	New	15
Dm037	Masterton District Council	Hastwell Closed Landfill	Hastwell (Sec 177 Blk XIII Mangaone SD)	Waste Management Purposes	New	2
Dm038	Masterton District Council	Nursery Road Landfill and Transfer Station (general waste management services and composting)	Nursery Road (Pt Sec 13 Masterton Small Farm Settlement, Pt Lot 1 DP 1876, Sec 2 Blk I Otahoua SD, Sec 5 Blk I Otahoua SD, Sec 1 Blk I Otahoua SD, Lot	Waste Management Purposes	New	39

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
			14 DP 1736, Sec 4 Blk I Otahoua SD, Lot 1 DP 55337, Pt Sec 3 Blk I Otahoua SD)			
Dm039	Masterton District Council	Recreation Reserve	Titoki Street (Lot 3 DP 78294, Lot 2 DP 78294)	Recreation Purposes	New	42
Dm040	Masterton District Council	Masterton Wastewater Treatment	Masterton-Martinborough Road (Pt Lot 1 DP 9928, Pt River Bed Survey Office Plan 27745, Pt Taumatakahuka B3, Pt Taumatakahuka B4, Pt Lot 3 DP 2412, Lot 1 DP 24225, Lot 3 DP 9928, Pt Lot 2 DP 9928, Pt Lot 4 DP 2412, Lot 1 DP 23103, Pt Lot 5 DP 53568, Lot 1 DP 4333)	Sewage Treatment and Disposal Purposes	New	14, 39
Dm041	Masterton District Council	Scenic Reserve (Garlands Bush)	McKenna Street (Lot 1 DP 50274)	Amenity Purposes	New	48
Dm042	Masterton District Council	Local Purpose Reserve (Judds Road Playground)	Judds Road (Lot 37 DP 22062)	Recreation Purposes	New	50
Dm043	Masterton District Council	Local Purpose Reserve (Burling Park)	Roberts Road (Lot 1 DP 61973)	Recreation Purposes	New	45
Dm044	Masterton District Council	Local Purpose Reserve (Margaret Street)	Margaret Street (Lot 17 DP 44775, Lot 16 DP 44775, Lot 18 DP 44775)	Recreation Purposes	New	50
Dm045	Masterton District Council	Local Purpose Reserve (Gardens - Churchill Reserve)	High Street (Lot 39 Deeds Plan 147)	Amenity Purposes	New	47, 51
Dm046	Masterton District Council	Local Purpose Reserve (Riverside Cemetery)	Church Street (Pt Lot 13 DP 109, Lot 14 DP 109, Lot 22 DP 109)	Cemetery Purposes	New	49
Dm047	Masterton District Council	Nursery Road Landfill and Transfer Station (general waste management services and composting)	Nursery Road (Pt Sec 13 Masterton Small Farm Settlement)	Waste Management Purposes	New	39, 52
Dm048	Masterton District Council	Nursery Road Landfill and Transfer Station (general waste management services and composting)	Nursery Road (Pt Lot 1 DP 1876, Sec 2 Blk I Otahoua SD, Sec 5 Blk I Otahoua SD, Sec 1 Blk I Otahoua SD, Lot 14 DP 1736, Sec 4 Blk I	Waste Management Purposes	New	39

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
			Otahoua SD, Lot 1 DP 55337, Pt Sec 3 Blk I Otahoua SD)			
Dm049	Masterton District Council	Castlepoint Wastewater Treatment and Disposal	Castlepoint (Lot 1 DP 80777)	Sewage Treatment and Disposal Purposes	New	11
Dm050	Masterton District Council	Masterton District Council Tinui Depot and Yard	Tinui (Pt Lot 23 DP 224)	Asset Maintenance Purposes (Depot and Yard)	Rollover	10
Dm051	Masterton District Council	Tinui Wastewater Treatment and Disposal Scheme	Charles Street and Masterton-Castlepoint Road (Lots 70 – 91, 124 – 129 Pt Sec 287 Whareama SD)	Sewage Treatment and Disposal Purposes	New	10
Dm052	Masterton District Council	Water Supply Bore	(Lot 1 DP 59350)	Water Supply Purposes	Rollover	45, 49
Dm053	Masterton District Council	Water Supply Bore	South Road (Lot 2 DP 59350)	Water Supply Purposes	Rollover	49
Dm054	Masterton District Council	Road Intersection improvements Corner of Matahiwi and Paierau Roads	Intersection of Paierau and Akura Roads (Part of Sec 103 Akura District, Part of Pt Sec 101 and 102 Akura District, Part of Maori Land Nos 1C3B1D, 1C3A, 1C3B1A, 1C3B1B, and 1C3B1C)	Intersection Improvement Purposes	New	40
Dm055	Masterton District Council	Riverside Cemetery	River Road, Masterton (Pt Sec 14 Masterton Small Farm Settlement)	Cemetery Purposes	New	39, 52
Dm056	Masterton District Council	Archer Street Cemetery	Archer Street, Masterton (Pt Sec 19 and Sec 105 Masterton Small Farm Settlement)	Cemetery Purposes	New	48
Dm057	Masterton District Council	Pioneer Cemetery	Archer Street, Masterton (Pt Sec 19 Masterton Small Farm Settlement)	Cemetery Purposes	New	48
Dm058	Meteorological Service of New Zealand	Castlepoint Automatic Weather Station	Castlepoint Station, Masterton-Castlepoint Road, Castlepoint (Sec 362 Whareama Blk)	Meteorological activities and ancillary activities	Rollover	72
Dm059	Child, Youth and Family	Residence for the Care and Protection of Children and Young Persons	2 Green Lane Road, Masterton (Pt Sec 50 Masterton Small Farm Settlement)	Residence for the Care and Protection of Children and Young Persons	Modification - Site area reduced.	40
Dm060	Minister for Courts	Masterton Courthouse	Corner Dixon Street and Park Avenue, Masterton (Sec 1 SO Plan	Courthouse	Rollover	48

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
			36758)			
Dm061	Minister of Education	Hadlow School	High Street, Lot 1 DP 27266, Pt Lot 15 Deeds Plan 2A, Lot 1 DP 18877, Pt Lot 2 DP 9315, Pt Lot 16 Deeds 2A, Pt Lot 16 Deeds 2A, Lot 1 DP 333577 (contained in CT's E2/806, 23D/584, 23D/586, 23D/587, 23D/583, 23D/585, 137662 (Wellington Registry))	Education purposes	New	47
Dm062	Minister of Education	Fernridge Primary School	Upper Plain Road, Masterton (Pt Secs 54 & 100 Pt Lot 1 & Lots 3 & 4 DP 22124)	Education Purposes	Modification - Change in purpose from 'School' to 'Education purposes'	39
Dm063	Minister of Education	Makoura College	Makoura Road, Masterton (Lot 1 DP 23879, Lot 1 DP 27833, Lots 9-15 DP 23439)	Education purposes	Modification - Change in purpose from 'School' to 'Education purposes'	52
Dm064	Minister of Education	Masterton Primary School	South Road, Masterton (Lot 2 DP 31904 and Lot 1 DP 31904)	Education purposes	New in respect of Lot 1 DP 31904. Modification - Change of name from 'Masterton Central Primary School' to 'Masterton Primary School'. Modification - Change in purpose from 'School' to 'Education purposes'.	51
Dm065	Minister of Education	Te Kura Kaupapa Maori o Wairarapa	Johnston Street, Masterton (Pt Sec 178 Masterton Small Farm Settlement)	Education purposes	Modification - Change of name from 'Masterton East Primary' to 'Te Kura Kaupapa Maori o Wairarapa' Modification - Change in purpose from 'School' to 'Education purposes'	48, 52

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
Dm066	Minister of Education	Masterton Intermediate School	Intermediate Street, Masterton (Pt Lots 6-10 Deeds Plan 2A)	Education purposes	Modification - Change in purpose from 'School' to 'Education purposes'	47
Dm067	Minister of Education	Douglas Park Primary School	Cole Street, Masterton (Pt Lot 3 DP 4197, Pt Lot 53 DP 17666, Lot 68 DP 17665)	Education purposes	Modification - Change of name from 'Masterton West Primary' to 'Douglas Park Primary School' Modification - Change in purpose from 'School' to 'Education purposes'	43
Dm068	Minister of Education	Mauriceville Primary School	Opaki Kaiporo Road (Secs 92-94 & Pt Sec 95 Mauriceville Settlement)	Education purposes	Modification - Change in purpose from 'School' to 'Education purposes'	2
Dm069	Minister of Education	Opaki Primary School	Bunny Road/State Highway 2 (Lot 5 DP 30559)	Education purposes	Modification - Change in purpose from 'School' to 'Education purposes'	8
Dm070	Minister of Education	Tinui Primary School	Castlepoint Road (Pt Sec 287 Whareama Blk & Lots 102-111 DP 224 & Lots 134-138 DP 224)	Education purposes	Modification - Change in purpose from 'School' to 'Education purposes'	10
Dm071	Minister of Education	Wainuioru Primary School	Cnr Westmere Road and Masterton Stronvar Road (Part Te Ngutukoko No 3 Blk)	Education purposes	Modification - Change in purpose from 'School' to 'Education purposes'	21
Dm072	Minister of Education	Whareama Primary School	Langdale Road (Sec 4 Town of Langdale)	Education purposes	Modification - Change in purpose from 'School' to 'Education purposes'	16
Dm073	Minister of Education	Lakeview School	Cnr Te Ore Ore Road and Columbo Road, Masterton (Sec 177 Masterton Small Farm Settlement Blk I Otahoua SD)	Education purposes	Modified - Change of name from 'Hiona Intermediate' to 'Lakeview School' Modification - Change in purpose from 'School' to 'Education purposes'	45, 49
Dm074	Minister of Education	Solway Primary School	Ngaumutawa Road, Masterton (Pt Sec 50 Manaua Blk DP 4799)	Education purposes	Modification - Change in purpose from 'School' to 'Education purposes'	50

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
Dm075	Minister of Education	Wairarapa College	83 Pownall Street, Masterton (Lots 14-17, 22 DP 4360, Pt Lots 1 & 23 DP 4360, Lots 1 & 2 DP 4752, Pt Lot 9 DP 2145, Lot 33 & Pt Lot 31 DP 213)	Education purposes	Modification - Change in purpose from 'School' to 'Education purposes'	47
Dm076	Minister of Education	Rathkeale College	Willow Park Drive (CTs 9D/684, 9D/683, 28C/547, 56C/821)	Education purposes	Modification - Change in purpose from 'School' to 'Education purposes'	8
Dm077	Minister of Education	Chanel College	Herbert Street (Lot 3 DP 80950)	Education Purpose	New	48, 52
Dm078	Minister of Education	St Patrick's School	132 Chapel Street (Part Lot 3 DP 69768)	Education Purpose	New	48
Dm079	Minister of Education	St Matthews Collegiate School	Pownall Street, Lot 1- 2 DP 15993, Lot 2 DP 3340, Lot 1 DP 3340, Lot 1 DP 3421, Lot 2 DP 3421, Lot 4 DP 5421 & pt Ngaumutawa Blk, Pt Sec 55 Masterton small farm settlement, Lot 5 DP 3340, Lot 4 DP 3340, Lot 3 DP 3340 (as contained in CT's 591/183, 236/47, 252/29, 18C/1141, 257/105, 243/251, 249/270, 241/33, 252/28, 423/21 (Wellington Registry))	Education Purpose	New	44
Dm080	Minister of Education	Solway College	Fleet Street, Masterton (Lot 1 – 6 and Lot 25 DP 16638, pt Sec 33 Masterton small farm Settlement Pt Application Plan 2480, Pt Lot 1 DP 3321, Lot 2 DP 9202, Pt Lot 15 DP 42658)	Education Purpose	New	46, 47
Dm081	Minister of Police	Masterton Police Station	Park Avenue, Masterton (Lot 3 & Pt Lot 4 DP 941 & Pt Sec 89 Town of Masterton)	Police Station	Rollover	48
Dm082	New Zealand Railways Corporation	Wairarapa Branch Railway	Defined on the Planning Maps	Railway purposes	Rollover	2, 8, 39, 41, 43, 44, 46, 50
Dm083	Powerco Limited	Akura Substation	Corner Akura Road and	Electricity Distribution Purposes	Modification - Change in	41

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
			Ngaumutawa Road (Lot 1 DP 27260)		purpose from 'Substation' to 'Electricity Distribution Purposes'	
Dm084	Powerco Limited	Awatoitoi Substation	Blairlogie Road, Blairlogie (Blk 1 Rewa SD & Pt Sec 522 Whareama District & Lot 1 DP 29401)	Electricity Distribution Purposes	Modification - Change in purpose from 'Substation' to 'Electricity Distribution Purposes'	15
Dm085	Powerco Limited	Tinui Substation	Corner Victoria Street & Masterton Road (Lots 121-123 DP 244)	Electricity Distribution Purposes	Modification - Change in purpose from 'Substation' to 'Electricity Distribution Purposes'	10
Dm086	Powerco Limited	Chapel Street Zone Substation	Chapel Street (Pt Sec 28 DP 6341 & Pt Sec 30 Town of Masterton)	Electricity Distribution Purposes	Modification - Change in purpose from 'Zone Substation' to 'Electricity Distribution Purposes'	48
Dm087	Powerco Limited	Masonic Distribution Substation	Off Chapel Street (Lot DP 31101)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm088	Powerco Limited	Regent Distribution Substation	Jackson Street (Lot 4 DP 25140)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm089	Powerco Limited	Farmers Distribution Substation	Perry Street (Pt Sec 10 Town of Masterton)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm090	Powerco Limited	MOW Distribution Substation	Lincoln Road (Service Lane adjoining Pt Sec 2 Town of Masterton)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	44, 48
Dm091	Powerco Limited	Empire Distribution Substation	Off Chapel Street (Lot 1 DP 30712)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	44
Dm092	Powerco Limited	Hope Street Distribution	Off Chapel Street (Lot 1 DP 30712)	Electricity Distribution Purposes	Modification - Change in	44

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
		Substation 1			purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	
Dm093	Powerco Limited	Hope Street Distribution Substation 2	Hope Street (Lot 1 DP 28368)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	44
Dm094	Powerco Limited	King Street Distribution Substation	King Street (Service Land adjoining Lot 1 DP 63839)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	44
Dm095	Powerco Limited	Write Price Distribution Substation	Queen Street (Lot 4 DP 10488)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	44
Dm096	Powerco Limited	Stadium Distribution Substation	Dixon Street (ROW adjoining Lot 4 DP 57812)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	44
Dm097	Powerco Limited	2ZD Distribution Substation	Cricket Street (Lot 1 DP 25593)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm098	Powerco Limited	Cricket Street Distribution Substation	Cricket Street (adjoining Lot 1 DP 66584)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	44, 48
Dm099	Powerco Limited	Self Help Distribution Substation	Church Street (Lot 1 DP 28161)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm100	Powerco Limited	William Street Distribution Substation	William Street (On William Street)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm101	Powerco Limited	Catchment Board Distribution	Dixon Street (Pt Sec 15 Town of	Electricity Distribution Purposes	Modification - Change in	48

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
		Substation	Masterton)		purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	
Dm102	Powerco Limited	Smith Street Distribution Substation	Smith Street (Pt Sec 25 Town of Masterton)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm103	Powerco Limited	Harlequin Distribution Substation	Harlequin Street (Lot 1DP 40996)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm104	Powerco Limited	Artel Distribution Substation	Chapel Street (Lot 1 DP 51625)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm105	Powerco Limited	Cosmopolitan Club Distribution Substation	Russell Street (Lot 2 DP 46677)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm106	Powerco Limited	Kuripuni Distribution Substation	Waltons Avenue (Carpark Adjoining DP 30602)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	47
Dm107	Powerco Limited	Kuripuni New World Distribution Substation	Chapel Street (Pt Sec 68 Town of Masterton)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	47
Dm108	Powerco Limited	Polytech 2 Distribution Substation	Chapel Street (Pt Sec 126 Town of Masterton)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm109	Powerco Limited	Polytech Distribution Substation	Chapel Street (Pt Sec 126 Town of Masterton)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm110	Powerco Limited	WEPB Store Distribution	Chapel Street (DP 8013 and Pt Sec	Electricity Distribution Purposes	Modification - Change in	48

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
		Substation	32 of Town of Masterton)		purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	
Dm111	Powerco Limited	Head Office Distribution Substation	Chapel Street (Pt Sec 30 and 32 Town of Masterton and Lt 1 DP 13700)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm112	Powerco Limited	MOT Distribution Substation	Chapel Street (Lot 4 DP 30602)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	47
Dm113	Powerco Limited	Woolworths Distribution Substation	Workshop Road (Lot 11 DP 56567)	Electricity Distribution Purposes	Modification - Change in purpose from 'Distribution Substation' to 'Electricity Distribution Purposes'	48
Dm114	Powerco Limited	Riversdale Voltage Regulator	Intersection Beaumont Road & Homewood Road (Sec 1050 Blk 15 Rewa SD)	Electricity Distribution Purposes	Modification - Change in purpose from 'Voltage Regulator' to 'Electricity Distribution Purposes'	22
Dm115	Powerco Limited	Ngaumu Voltage Regulator	Ngaumu Road (Sec 365 Pahoa District Blk II Otahoua)	Electricity Distribution Purposes	Modification - Change in purpose from 'Voltage Regulator' to 'Electricity Distribution Purposes'	21
Dm116	Powerco Limited	Montgomery Distribution Substation	Montgomery Crescent (Lot 8 DP 45879)	Electricity Distribution Purposes	New	45
Dm117	Powerco Limited	Taranaki 1 Distribution Substation	Taranaki Street (Lot 1 DP 64946)	Electricity Distribution Purposes	New	47, 51
Dm118	Powerco Limited	Chapel Distribution Substation	Chapel Street (Part Lot 1 DP 45384)	Electricity Distribution Purposes	New	47, 48
Dm119	Powerco Limited	George Distribution Substation	George Street (Lot 29 DP 49160)	Electricity Distribution Purposes	New	50
Dm120	Powerco Limited	Ballance Distribution Substation	Ballance Street (Lot 90 DP 43000)	Electricity Distribution Purposes	New	43
Dm121	Powerco Limited	Taranaki 2 Distribution Substation	Taranaki Street (Lot 56 DP 48037)	Electricity Distribution Purposes	New	51
Dm122	Powerco Limited	Margaret Distribution Substation	Margaret Street (Lot 28 DP 44774)	Electricity Distribution Purposes	New	50
Dm123	Powerco Limited	Kippenberger Distribution Substation	Kippenberger Street (Lot 61 DP 47103)	Electricity Distribution Purposes	New	45

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
Dm124	Powerco Limited	Vogel Distribution Substation	Vogel Crescent (Lot 41 DP 46033)	Electricity Distribution Purposes	New	43
Dm125	Powerco Limited	Atkinson Distribution Substation	Atkinson Street (Lot 29 DP 45167)	Electricity Distribution Purposes	New	43, 40
Dm126	Powerco Limited	Manchester Distribution Substation	Manchester Street (Lot 39 DP 43373)	Electricity Distribution Purposes	New	50, 51
Dm127	Powerco Limited	Rewa Distribution Substation	Rewa Place (Lot 26 DP 43086)	Electricity Distribution Purposes	New	45
Dm128	Powerco Limited	Takahe Distribution Substation	Takahe Street (Lot 62 DP 42584)	Electricity Distribution Purposes	New	48
Dm129	Powerco Limited	Waterhouse 1 Distribution Substation	Waterhouse Street (Lot 42 DP 42999)	Electricity Distribution Purposes	New	43
Dm130	Powerco Limited	Ranfurly Distribution Substation	Ranfurly Street (Lot 35 DP 42392)	Electricity Distribution Purposes	New	47
Dm131	Powerco Limited	Waterhouse 2 Distribution Substation	Waterhouse Street (Lot 66 DP 42998)	Electricity Distribution Purposes	New	43
Dm132	Powerco Limited	Ballance Distribution Substation	Ballance Street (Lot 48 DP 31786)	Electricity Distribution Purposes	New	43
Dm133	Powerco Limited	Titoki Distribution Substation	Titoki Street (Lot 26 DP 28152)	Electricity Distribution Purposes	New	42
Dm134	Powerco Limited	Konini 1 Distribution Substation	Konini Street (Lot 38 DP 28216)	Electricity Distribution Purposes	New	42
Dm135	Powerco Limited	Plunket Distribution Substation	Plunket Street (Lot 24 DP 28756)	Electricity Distribution Purposes	New	47
Dm136	Powerco Limited	Puriri Distribution Substation	Puriri Crescent (Lot 23 DP 25794)	Electricity Distribution Purposes	New	42, 45
Dm137	Powerco Limited	Te Ore Ore Substation	Corner Castlepoint Road and Watsons Road (Blk I Otahoua SD & Te Ore Ore 2 No. 2 B3B1A)	Electricity Distribution Purposes	Modification - Change in purpose from 'Substation' to 'Electricity Distribution Purposes'	39
Dm138	Telecom New Zealand Limited and Telecom Mobile Limited	Masterton Exchange	Lincoln Road, Masterton (Lots 1 & 2 DP 13909 and Sec 1 SO Plan 28301)	Telecommunication and radiocommunication and ancillary purposes	Modification - Change of Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and ancillary purposes	44
Dm139	Telecom New Zealand Limited and Telecom Mobile Limited	Rangitumau Microwave Station	Access off intersection of Bluff-Rangitumau Road, Kakaamu Road and James Road (Sec 1 & Pt Sec 2 SO Plan 31724 Rangitumau District)	Telecommunication and radiocommunication and ancillary purposes	Modification - Change of Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and	8

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
					ancillary purposes.	
Dm140	Telecom New Zealand Limited and Telecom Mobile Limited	Homewood Radio Station	Homewood Road (Legal Road, Grid Reference T27 628035)	Telecommunication and radiocommunication and ancillary purposes	Modification - Change of Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and ancillary purposes	22
Dm141	Telecom New Zealand Limited and Telecom Mobile Limited	Rewa Radio Station	Off Kintail Road, Stronvar (Pt Lot 2 DP 69972, Pt Lot 2 DP 59047, Pt Sec 892 SO 14435)	Telecommunication and radiocommunication and ancillary purposes	Modification - Change of Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and ancillary purposes	21
Dm142	Telecom New Zealand Limited and Telecom Mobile Limited	Tinui Valley Radio Station	Tanawa Road, Tinui Valley (Lot 1 DP 76249)	Telecommunication and radiocommunication and ancillary purposes	Modification - Change of Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and ancillary purposes	4
Dm143	Telecom New Zealand Limited and Telecom Mobile Limited	Mauriceville Exchange	Opaki Kaiparoro Road, Mauriceville (Sec 1 SP Plan 26247)	Telecommunication and radiocommunication and ancillary purposes	Modification - Change of Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and	8

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
					ancillary purposes	
Dm144	Telecom New Zealand Limited and Telecom Mobile Limited	Tinui Exchange	Black Hill Road & Manawa Road, Tinui (Sec 2 SO Plan 18995)	Telecommunication and radiocommunication and ancillary purposes	Modification - Change of Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and ancillary purposes	10
Dm145	Telecom New Zealand Limited and Telecom Mobile Limited	Wainuioru Exchange	Masterton Stronvar Road, Wainuioru (Sec 1 SO Plan 26922)	Telecommunication and radiocommunication and ancillary purposes	Modification - Change of Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and ancillary purposes	21
Dm146	Telecom New Zealand Limited and Telecom Mobile Limited	Whakataki Road Station	Castlepoint Road, Whakataki (Part Sec 953 and partially on legal road)	Telecommunication and radiocommunication and ancillary purposes	Modification - Change of Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and ancillary purposes.	11
Dm147	Telecom New Zealand Limited and Telecom Mobile Limited	Bute Radio Station	Bute Road, Tinui (Grid Reference T26 613316)	Telecommunication and radiocommunication and ancillary purposes	Modification - Change of Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and ancillary purposes	10
Dm148	Telecom New	Castlepoint Radio Station	Off Jetty Road (Grid Reference	Telecommunication and	Modification - Change of	71

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
	Zealand Limited and Telecom Mobile Limited		U26 812294)	radiocommunication and ancillary purposes	Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and ancillary purposes	
Dm149	Telecom New Zealand Limited and Telecom Mobile Limited	Riversdale Radio Station	Pinedale Crescent, Riversdale (Grid Reference T27 680085)	Telecommunication and radiocommunication and ancillary purposes	Modification - Change of Name of Requiring Authority and purpose from Telecommunication purposes to Telecommunication and radiocommunication and ancillary purposes	73
Dm150	Transit New Zealand	State Highway 2	From Masterton Urban Area to southern district boundary at the Waingawa River	State Highway 2 and Limited Access Road	Rollover	50
Dm151	Transit New Zealand	State Highway 2	State Highway 2 through Urban Area of Masterton	State Highway 2	Rollover	42, 44, 45, 47, 50, 51
Dm152	Transit New Zealand	State Highway 2	From northern district boundary at Mt Bruce to Masterton Urban Area boundary	State Highway 2 and Limited Access Road	Rollover	2, 8, 42

Carterton District

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	
Dc001	Carterton District Council	Water Supply Intake		Water Supply Intake	Rollover	7
Dc002	Carterton District Council	Council Offices	Holloway Street (Section 149 Carterton Township)	Council Offices	Rollover	56
Dc003	Carterton District Council	Library	Holloway Street (Pt Subdivision 5 of Section 3 Carterton Township)	Library	Rollover	56
Dc004	Carterton District Council	Clock Tower and Information Site	High Street (Lot 1 DP 81767, Sec 158 Pt Sec 154 Carterton Township)	Clock Tower and Information Site	New	56
Dc005	Carterton District Council	Water Supply	Kaipaitangata Road (Section 12, Pt Sections 2, 3, Section 1 SD 26541 Blk Tiffin SD)	Water Supply	Rollover	13
Dc006	Carterton District Council	Landfill	Dalefield Road (Lots 1, 2 DP 30724)	Landfill	Rollover	53, 57
Dc007	Carterton District Council	Sewage Treatment Plant	Dalefield Road (Lots 1, 2 DP 24549)	Sewage Treatment Plant	Rollover	53
Dc008	Carterton District Council	Council Depot	Park Road (Pt Section 40 Carterton Township)	Council Depot	Rollover	53
Dc009	Carterton District Council	Water Supply	(Lot 218 DP 126)	Water Supply	New	57
Dc010	Carterton District Council	Supplementary Water Supply	Cnr Lincoln Road & Frederick Street (Lots 72, 73, 216, 217 DP 126)	Supplementary Water Supply	Rollover	57
Dc011	Carterton District Council	Council Depot	Holloway Street (Pt Subdivision 5 of Section 3 Carterton Township)	Council Depot	Rollover	56
Dc012	Carterton District Council	Cemetery	Chester Road (Pt Sections 300, 348 Blk VII Tiffin SD)	Cemetery	Rollover	53
Dc013	Greater Wellington Regional Council	Mangatarere Stopbank	Defined on the Planning Maps	Flood protection and mitigation purposes	New	53
Dc013a	Greater Wellington Regional Council	Ruamahanga Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	19, 20
Dc013b	Greater Wellington Regional Council	Waiohine River Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	58
Dc013c	Greater Wellington	Waiohine River Proposed	Defined on the Planning Maps	Flood protection and mitigation	New	58

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	
	Regional Council	Stopbanks Works		purposes		
Dc014	Minister of Education	Dalefield School	Thomas Road, RD 1, Carterton (Pt Sec 237 DP 891)	Education purposes	Modification – Change in purpose from 'School' to 'Education purposes'	53
Dc015	Minister of Education	Gladstone Primary School	Martinborough-Masterton Road, Gladstone (Lots 2, 3, 6, 8, 93, 95, 97 and 99 DP 30)	Education purposes	Modification – Change in purpose from 'School' to 'Education purposes'	20
Dc016	Minister of Education	South End Primary School	High Street, Carterton (Pt Sec 15 Town of Carterton, Pt Sec 14 Town of Carterton Blk X Tiffin SD)	Education purposes	Modification – Change in purpose from 'School' to 'Education purposes'	55, 57
Dc017	Minister of Education	Carterton Primary School	Holloway Street, Carterton (Sec 150 and Pts 1 of Sec 3 Town of Carterton, Lots 25 & 26 DP 143)	Education purposes	Modification – Change in purpose from 'School' to 'Education purposes'	56
Dc018	Minister of Education	St Mary's School	King Street, Carterton (Lots 1-5 DP 65079)	Education purposes	New	56
Dc019	Minister of Police	Carterton Police Station	Holloway Street, Carterton (Part Subdivision 5 of Sect 3, Sect 152 Town of Carterton, Part Sect 154 Town of Carterton and Part Sect 153 Town of Carterton SO Plan 28733)	Police Station and associated residence	Rollover	56
Dc020	New Zealand Railways Corporation	Wairarapa Branch Railway	Defined on the Planning Maps	Railway purposes	Rollover	14, 39, 53, 54, 55, 58
Dc021	Powerco Limited	Tasman Distribution Substation	Tasman Crescent (Lot 24 DP 49459)	Electricity Distribution Purposes	New	54
Dc022	Powerco Limited	Baillie Distribution Substation	Baillie Crescent (Lot 8 DP 49239)	Electricity Distribution Purposes	New	55
Dc023	Powerco Limited	Moore Distribution Substation	Moore Crescent (Lot 32 DP 44975)	Electricity Distribution Purposes	New	57
Dc024	Powerco Limited	Fisher 1 Distribution Substation	Fisher Place (Lot 31 DP 44943)	Electricity Distribution Purposes	New	56
Dc025	Powerco Limited	King Distribution Substation	King Street (Lot 8 DP 44559)	Electricity Distribution Purposes	New	56
Dc026	Powerco Limited	Clareville Zone Substation	Somerset Road (Part Lot 1 DP 7398)	Electricity Distribution Purposes	New	53
Dc027	Powerco Limited	Fisher 2 Distribution Substation	Fisher Place (Lot 18 DP 32137)	Electricity Distribution Purposes	New	56
Dc028	Powerco Limited	Norfolk Zone Substation	Norfolk Road (Lot 1 DP 32309)	Electricity Distribution Purposes	New	14
Dc029	Powerco Limited	Hornsby Distribution Substation	Hornsby Road (Lot 22 DP 30728)	Electricity Distribution Purposes	New	56

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	
Dc030	Powerco Limited	Gladstone Zone Substation	Gladstone Road (Lot 1 DP 33686)	Electricity Distribution Purposes	New	20
Dc031	Powerco Limited	Taylor Distribution Substation	Taylor Street (Lot 2 DP 27364)	Electricity Distribution Purposes	New	54
Dc032	Telecom New Zealand Limited and Telecom Mobile Limited	Gladstone Exchange	Martinborough/Masterton Road, Gladstone (Sec 1 SO 25451)	Telecommunication and radiocommunication and ancillary purposes	Modification – Change of Name of Requiring Authority	20
Dc033	Telecom New Zealand Limited and Telecom Mobile Limited	Carterton Exchange	High Street South (State Highway 2), Carterton (Lot 2 DP 81767)	Telecommunication and radiocommunication and ancillary purposes	Modification – Change of Name of Requiring Authority	56
Dc034	Transit New Zealand	State Highway 2 Limited Access Road	From the southern district boundary to the southern boundary of the Carterton Urban Ward.	State Highway Limited Access Road	Rollover	53
Dc035	Transit New Zealand	State Highway 2 Limited Access Road	Through the Carterton Urban Ward	State Highway 2	Rollover	54, 56, 57
Dc036	Transit New Zealand	State Highway 2 Limited Access Road	From the northern boundary of the Carterton Urban Ward to the northern boundary of the District.	State Highway Limited Access Road	Rollover	14, 39, 50, 53, 54
Dc037	Transpower New Zealand	Masterton Substation	Cornwall Road (Lot 1 DP 7208, Lots 1 & 2 DP 75896)	Electricity substation	Rollover	39

South Wairarapa District

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
Ds001	Greater Wellington Regional Council	Waiohine – River Corridor – Apple Barrel Floodway	Defined on the Planning Maps	Conveyance of water for flood mitigation purposes	New	58, 59
Ds002	Greater Wellington Regional Council	Hiwinui Forest	Defined on the Planning Maps	Soil conservation and forestry	New	30, 31
Ds003	Greater Wellington Regional Council	Rough Hill Forest	Defined on the Planning Maps	Soil conservation and forestry	New	35
Ds004	Greater Wellington Regional Council	Stoney Creek Forest	Defined on the Planning Maps	Soil conservation and forestry	New	31, 35
Ds005	Greater Wellington Regional Council	Tauanui Forest	Defined on the Planning Maps	Soil conservation and forestry	New	30, 34
Ds006	Greater Wellington Regional Council	Waiohine River Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	19, 58, 59
Ds007	Greater Wellington Regional Council	Tauherenikau Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	18, 24, 62
Ds008	Greater Wellington Regional Council	Manganui Stream Stopbank	Defined on the Planning Maps	Flood protection and mitigation purposes	New	29
Ds009	Greater Wellington Regional Council	Owhanga Stream Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	18, 24
Ds010	Greater Wellington Regional Council	Pounui Stream Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	29
Ds011	Greater Wellington Regional Council	Waiorongomai Stream Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	23, 24
Ds012	Greater Wellington Regional Council	Abbots Creek Stopbank	Defined on the Planning Maps	Flood protection and mitigation purposes	New	18, 53, 62
Ds013	Greater Wellington Regional Council	Cross Creek Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	24
Ds014	Greater Wellington Regional Council	Turanganui Floodplain	Defined on the Planning Maps	Conveyance of water for flood mitigation purposes	New	29, 30
Ds015	Greater Wellington Regional Council	Tauherenikau Floodplain	Defined on the Planning Maps	Conveyance of water for flood mitigation purposes	New	18, 24, 62
Ds016	Greater Wellington Regional Council	Donalds Creek Floodplain and Drain area	Defined on the Planning Maps	Conveyance of water for flood mitigation purposes	New	62, 65

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
Ds017	Greater Wellington Regional Council	Waiohine River Proposed Stopbanks Works	Defined on the Planning Maps	Flood protection and mitigation purposes	New	58
Ds018	Greater Wellington Regional Council	Lower Ruamahanga River Proposed Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	24, 25, 67
Ds019	Greater Wellington Regional Council	Whakawiriwiri Drain	Defined on the Planning Maps	Conveyance of water for flood mitigation purposes	New	25, 67
Ds020	Greater Wellington Regional Council	Abbots Creek Drain Area	Defined on the Planning Maps	Conveyance of water for flood mitigation purposes	New	18, 53, 62
Ds021	Greater Wellington Regional Council	Tawaha Loop Drain	Defined on the Planning Maps	Conveyance of water for flood mitigation purposes	New	25, 67
Ds022	Greater Wellington Regional Council	Turanganui River Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	29, 30, 56
Ds023	Greater Wellington Regional Council	Upland Cutoff Drain Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	30
Ds024	Greater Wellington Regional Council	Tauanui River Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	30, 56
Ds025	Greater Wellington Regional Council	Lower Ruamahanga River Floodways Floodplain	Defined on the Planning Maps	Conveyance of water for flood mitigation purposes	New	24, 25, 29, 30
Ds026	Greater Wellington Regional Council	Lower Ruamahanga River and Floodway Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	19, 24, 25, 29, 30, 67
Ds027	Greater Wellington Regional Council	Donalds Creek Stopbanks	Defined on the Planning Maps	Flood protection and mitigation purposes	New	65
Ds028	Meteorological Services of New Zealand	Ngawi Automatic Weather Station	Ngawi Drive, Ngawi, (Lot 101 DP 29304)	Meteorological activities and ancillary activities	New	78
Ds029	Minister of Education	Featherston Primary School	Revans Street, Featherston (Secs 245, 246, 248, 250 & 252 Town of Featherston)	Education purposes	Modification – Change in purpose from ‘School’ to ‘Education purposes’	64, 65
Ds030	Minister of Education	Martinborough Primary School	Dublin Street, Martinborough (Pt Lots 67 & 68 of Deed 24)	Education purposes	Modification – Change in purpose from ‘School’ to ‘Education purposes’	68, 69
Ds031	Minister of Education	Greytown Primary School	East Street, Greytown (Secs 27-35 Town of Featherston)	Education purposes	Modification – Change in purpose from ‘School’ to ‘Education purposes’	59, 61
Ds032	Minister of	Kuranui College	Wakelin Street, Greytown (Pt Lot	Education purposes	Modification – Change in	58, 60

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
	Education		4 DP 3106, Pt Tahorahina 2 & 3)		purpose from 'School' to 'Education purposes'	
Ds033	Minister of Education	Tuturumuri School	White Rock Road (pt Sec 41 Tuturumuri Settlement SO 23321	Education purposes	Modification – Change in purpose from 'School' to 'Education purposes'	35
Ds034	Minister of Education	South Featherston Primary School	South Featherston Road (Pt Sec 468 & Sec 558 Featherston Suburban SO 24124)	Education purposes	Modification – Change in purpose from 'School' to 'Education purposes'	66
Ds035	Minister of Education	Pirinoa Primary School	Pirinoa Road (Pt Sec 52 Turanganui District SO 10664)	Education purposes	Modification – Change in purpose from 'School' to 'Education purposes'	30, 56
Ds036	Minister of Education	Kahutara Primary School	Kahutara Road (Pt Sec 1 Kahutara, Lots 1 & 2 DP 7033)	Education purposes	Modification – Change in purpose from 'School' to 'Education purposes'	24, 53
Ds037	Minister of Education	St Teresa's School	63 Bell Street, Featherston (Lot 1 DP 52326)	Education Purposes	New	65
Ds038	Minister of Police	Martinborough Police Station	16-18 Cork Street, Martinborough (Lot 279 DP 248)	Police Station and associated residence	Rollover	69
Ds039	Minister of Police	Featherston Police Station	3 Daniel Street, Featherston (Pt Sec 347 Town of Featherston)	Police Station and associated residence	Rollover	64
Ds040	Minister of Police	Greytown Police Station	64 Main Street, Greytown (Sect 1 SO 35623)	Police Station	New	59
Ds041	New Zealand Railways Corporation	Wairarapa Branch Railway	Defined on the Planning Maps	Railway purposes	Rollover	18, 19, 58 62, 63, 64, 65
Ds042	Powerco Limited	Featherston Zone Substation	Cnr Boundary Road and SH 53 (Lot 1 DP 54277)	Electricity Distribution Purposes	Modification – Change of Name of Requiring Authority	65
Ds043	Powerco Limited	Kempton Zone Substation	Moroa Plain Road (Lot 1 DP 63604)	Electricity Distribution Purposes	Modification – Change of Name of Requiring Authority	60
Ds044	Powerco Limited	Bidwells Cutting Zone Substation	Greytown-Bidwells Cutting Road (Pt Sec Moroa District)	Electricity Distribution Purposes	Modification – Change of Name of Requiring Authority	19
Ds045	Powerco Limited	Martinborough Zone Substation	Kitchener Street, Martinborough (Lot 2 DP 66291)	Electricity Distribution Purposes	Modification – Change of Name of Requiring	68

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
					Authority	
Ds046	Powerco Limited	Greytown Zone Substation	Moroa Road/Greytown-Bidwells Cutting Road (Pt Sec 110 Moroa District Blk 1 Huangarua SD)	Electricity Distribution Purposes	Modification – Change of Name of Requiring Authority	19
Ds047	Powerco Limited	Tuhitarata Zone Substation	Martinborough Pirinoa Road (Lot 1 DP 30125)	Electricity Distribution Purposes	Modification – Change of Name of Requiring Authority	30
Ds048	Powerco Limited	Morrison's Hill Repeater	Ponatahi Road (Sec 1 S0 30454)	Electricity Distribution Purposes	New	19
Ds049	Powerco Limited	Hau Nui Zone Substation	Range Road (Part Lot 1 DP 33845)	Electricity Distribution Purposes	New	31
Ds050	Powerco Limited	Churchill Distribution Substation	Churchill Crescent (Lot 22 DP 43131)	Electricity Distribution Purposes	New	63
Ds051	South Wairarapa District Council	Waste Disposal	Lake Ferry Road (Lot 5 DP 34569 Lot 3 DP 51260)	Waste Disposal	Rollover	30
Ds052	South Wairarapa District Council	Waste Disposal	Martinborough Pirinoa Road (Pt Sec 5 Wharekaka District)	Waste Disposal	Rollover	67
Ds053	South Wairarapa District Council	Waste Disposal	State Highway Greytown (Part Lot 1 DP 2945)	Waste Disposal	Rollover	58
Ds054	South Wairarapa District Council	Waste Disposal	Cotter Street Greytown (Pt Old Railway)	Waste Disposal (Transfer Site)	Rollover	60
Ds055	South Wairarapa District Council	Waste Disposal	Johnston Street Featherston (Pt Sec 116 Featherston Suburban)	Waste Disposal (Transfer Site)	Rollover	63
Ds056	South Wairarapa District Council	Cemetery	Featherston - Cross Creek Road (See 603 Featherston Suburban)	Cemetery	Rollover	64
Ds057	South Wairarapa District Council	Cemetery	Puruantanga Road, Martinborough (Pt Sec 1 Wharekaka District)	Cemetery	Rollover	67
Ds058	South Wairarapa District Council	Cemetery	State Highway 2, Greytown (Sec 40 and Pt Secs 38 and 39 Moroa District)	Cemetery	Rollover	60
Ds059	South Wairarapa District Council	Water Supply	Waiohine Gorge (Lot 1 DP 45835 and Pt Sec 95 Moroa District)	Water Supply Purposes	Rollover	19
Ds060	South Wairarapa District Council	Water Supply	Bassetts Creek, Waiohine Gorge (Lot 1 DP 18949)	Water Supply Purposes	Rollover	13
Ds061	South Wairarapa	Water Supply	Waiohine Valley (Pt Sec 41 Moroa	Water Supply Purposes	Rollover	19

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
	District Council		District and Old River Bed)			
Ds062	South Wairarapa District Council	Water Supply	Martinborough- Masterton Road (Lot 1 DP 21187)	Water Supply Purposes	Rollover	67
Ds063	South Wairarapa District Council	Water Supply	Martinborough- Masterton Road (Lot 1 DP 57701)	Water Supply Purposes	Rollover	67
Ds064	South Wairarapa District Council	Sewage Disposal	Papawai Road (Pt Lot 1 DP 4461)	Sewage Disposal Purposes	Rollover	58
Ds065	South Wairarapa District Council	Sewage Disposal	Martinborough (Lot 1 DP 44557, Lot 2 DP 44557 and Lot 5 DP 87782)	Sewage Disposal Purposes	New – Designation includes Lot 2 and Lot 5.	67
Ds066	South Wairarapa District Council	Sewage Disposal	South Featherston (Sec 330 SO 10563, Sec 331 SO 10563, and Pt Sec 258 SO 10563 SO 28623)	Sewage Disposal Purposes	Modification – Legal description corrected to match cadastral information.	62
Ds067	New Zealand Railways Corporation	Former Railway Shed		Railway Purposes	Rollover	60
Ds068	South Wairarapa District Council	Water Supply	Underhill Road (Pt Sec 80 Featherston Suburban; Lot 2 DP 80069)	Water Supply Purposes	Rollover	18, 19
Ds071	Telecom New Zealand Limited and Telecom Mobile Limited	Big Hill Radio Site	Range Road (Pt Sect 184 Awhea District)	Telecommunication and radiocommunication and ancillary purposes	Modification – Change of Name of Requiring Authority	31
Ds072	Telecom New Zealand Limited and Telecom Mobile Limited	Featherston Exchange	Fox Street, Featherston (Lot 2 LT 356258)	Telecommunication and radiocommunication and ancillary purposes	Modification – Change of Name of Requiring Authority and legal description and change in boundary.	64
Ds073	Transit New Zealand	State Highway 2	From the western boundary of Featherston Urban Ward to the District boundary (Rimutakas).	State Highway 2 and Limited Access Road	Modification – Change to text from 2.5/19/24 to 2-5/19/24	62, 64
Ds074	Transit New Zealand	State Highway 2	Within the urban wards of Featherston	State Highway 2	Rollover	64, 65
Ds075	Transit New Zealand	State Highway 2	From the southern boundary of Greytown Urban Ward to the	State Highway 2 and Limited Access Road	Modification – Change to text from 2.5/19/24 to 2-	19, 58, 60, 62, 65

Desg No.	Requiring Authority	Name	Location	Purpose	Rollover / Modified / New	Map Number
			eastern boundary of the Featherston Urban Ward.		5/19/24	
Ds076	Transit New Zealand	State Highway 2	Within the urban wards of Greytown	State Highway 2	Rollover	59, 60
Ds077	Transit New Zealand	State Highway 2	From the northern district boundary to the northern boundary of the Greytown Urban Ward.	State Highway 2 and Limited Access Road	Modification – Change to text from 2.5/19/24 to 2-5/19/24	58
Ds078	Transit New Zealand	State Highway 53	Within the urban wards of Featherston	State Highway 53	Rollover	64, 65
Ds079	Transit New Zealand	State Highway 53	From the eastern boundary of Featherston Urban Ward to the western boundary of the Martinborough Urban Ward.		Rollover	19, 25, 65, 66, 67
Ds080	Transit New Zealand	State Highway 53	Within the urban wards of Martinborough	State Highway 53	Rollover	68
Ds081	Transpower New Zealand Limited	Greytown Substation	Greytown, Bidwells Cutting Road (Section 1 SO 20659 County of Featherston)	Electricity substation	Rollover	19

34 APPENDIX 7 – CARTERTON TOWN CENTRE DESIGN GUIDELINES

34.1.1 Introduction

Carterton is situated 14 kilometres south of Masterton. It is named after Charles Rooking Carter. Originally the name 'Cartervale' was mooted. Carter was born in England and worked as an actor, an artist and served an apprenticeship as a carpenter before emigrating to New Zealand in 1850. He had worked on the Parliament building at Westminster and brought some of his patterns and used them on the Parliament House designed by William Mason for Wellington. He also built some of the first seawalls in Wellington and the first bridge over the Waiohine. The Carter Observatory in Wellington's Botanical Gardens is named after him.

The town evolved through the linking of the three settlements of Three Mile Bush, Belvedere and Clareville. Prior to 1857, the government bought sections of 60 acres or more between Greytown and Masterton, known as the Taratahi Plain block. However, most of the block fronting the Three Mile Bush road was allocated to absentee landlords and that hindered development of any settlement. The government bought the land north of the Waiohine and east of the Three Mile Bush road and south of what is now Park Road about 1856.

Where the town is now and down Belvedere Road (then Hookers Line) there were some businesses set up but it was not until the railway line and station were established in 1879 that the area became central to the town. In addition, the establishment in 1874 of Booth and Co sawmillers who had been in Ohariu Valley and had timber yards in Wellington was significant. The firm bought out several small sawmills and purchased large blocks of timbered land. By 1875, the town had established a Town Board and the borough was constituted in 1887.

There are a number of landmark buildings and sites on High Street. These include Wakelin's Mill; Carrington Park and the Band Rotunda; the Marquis of Normanby hotel; the Clock Tower; Memorial Square, the Westpac Bank. These are important "punctuations" on the Street. The hotel and bank are located on prominent corner locations. These buildings are either registered under the Historic Places Act 1993 or are listed on the District Plan as places of local historic importance. The District Plan regulates alteration or removal of these buildings.

34.1.2 Design Guide

(a) Aim

The aim of the Design Guide is to outline design principles for the design of buildings in the Central Business District (CBD) of Carterton. The intention is to generally help maintain the character of the area and ensure that any new work compliments and relates with the existing. This Design Guide provides guidelines for the maintenance and repair of existing buildings, for the construction of additions and alterations to existing buildings and for new development. The guide addresses visual rather than functional attributes of buildings.

(b) Objectives

The Guide's objectives are:

- To encourage increased community awareness of the heritage, visual and environmental qualities of the area and to promote community involvement;
- To protect and conserve buildings and structures to help enhance and retain the established character of the areas;
- To promote the town as an economic destination for locals and visitors;
- To retain as appropriate the historic character of the CBD;
- To encourage the development of the town centre as a focus of community activity and a place of public use;
- To ensure that new development is compatible with the scale, visual, aesthetic and functional attributes of existing buildings.

(c) Application and Implementation

Certain development within the Character Area will be managed to ensure the amenity values currently existing within the area are not degraded to the detriment of Carterton. The Character Area applies to the following street frontages:

- High Street (SH2) left hand side extending from Pembroke Street to and including 161 High Street North;
- High Street (SH2) right hand side extending from Holloway Street to and including 158 High Street North;
- Memorial Square – north facing frontage extending from High Street to and including 20 Memorial Square;
- All corner frontages intersecting High Street within the Character Area.

These guidelines shall apply to any development, construction, alteration or addition to building frontages (including decoration), or demolition of building frontages (provided demolition is accompanied by erection of new frontages) within this Character Area.

The District Plan provides for certain types of development within the Character Area as a Controlled Activity subject to meeting defined criteria relating to design and appearance. Where activities may not meet these criteria, they become Restricted Discretionary Activities over which Council has restricted its discretion to the intent of this Design Guide.

The application and implementation of the District Plan rules and this Design Guide is to therefore encourage building owners to conform to common design principles when undertaking development activities on buildings within the Character Area.

34.1.3 Design Guidelines

This Guide does not require replication of historic buildings and past architectural styles but encourages the use of design elements, scale and proportion, to enhance the character of the area and emphasise historic qualities.

The design of new buildings should be in harmony with the existing buildings and forms. Consideration must be given to roof type and pitch, the verandah and the rhythm of its supports and the proportions of windows and other openings.

Alterations and additions to existing buildings should not detract from the character of the building. They should compliment the original building and be sympathetic to the style and character of that building. The siting of an addition should reflect the style and character of the older building. The scale and massing of new works must recognise the scale and massing of the original.

When altering or adding to an existing building, the opportunity should be taken where possible to modify existing additions which are not sympathetic to the heritage character of both the building and the surrounding area.

The architectural or building components listed below are essential elements to ensure the historic character of the CBD is retained.

(a) Landscaping

The CBD has already been invested with a number of kerbside garden areas and of course its ubiquitous hanging baskets. These are successful. Their continuation and general maintenance will be encouraged and serviced by the District Council on an ongoing basis.

(b) Site Planning

Setbacks from the existing street frontage line should be discouraged. Where buildings may occupy more than one section, they should incorporate design elements such that they appear no wider than those implied by traditional section widths. The scale of the façade and of subdivisions must be considered. Larger buildings should attempt to recreate the narrow scale of original buildings through the treatment of façade or roof structures.

(c) Building Form including Roofs

A prime consideration is the retention and/or promotion of the current building form characteristics, especially in terms of shape, scale and proportion. Shop fronts must be contiguous; parapets and verandahs should disguise constructional form in a traditional manner. The most prominent and appropriate roof types are those with a high pitch and either a gable or hip form. Early buildings of the area use these simple roof types. More complex roof types are typically combinations of these basic forms.

Buildings should be limited to two storeys in height, except on corner sites (see below). The addition of a storey to any single storey building must, where practicable, use the original building roof or its form and direction. The roof form and pitch should at least match or closely resemble the existing. A repetition of eaves and projections enables the new roof form to relate to the existing roof.



(d) Corner Sites

Buildings on corner sites are allowed to be up to four storeys in height. Corners should be turned by an appropriately designed angled face to the corner, with preferably a principal entrance to the premises located on this angle. On occasion, a modest tower structure or other signalling device (but not a commercial sign) may be appropriate.

(e) Parapets

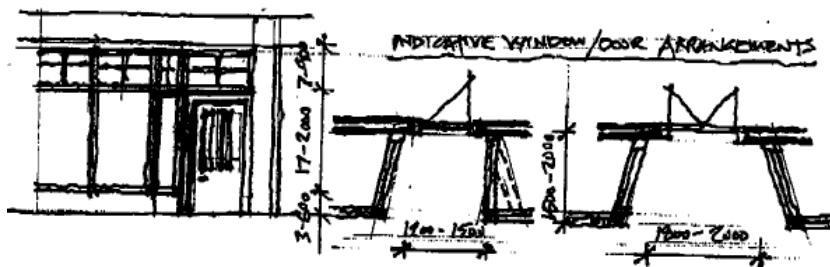
On the street frontage, gable ends are typically and traditionally covered by parapets, some plain, some decorated. The parapet disguises the gable end and provides opportunity for decoration, signage and interesting forms to be created. Parapet walls are traditionally stepped and symmetrical. Parapets are required on both single and two storey buildings (see examples below):



(f) Facades / Entrances / Display Windows

The principles of façade composition include directions with regard to window and door size, shape and type; proportions of window areas to walls; alignments of doors, windows, heads and sills; subdivisions of doors and windows. The size and proportion of existing openings (windows and doors) should be reflected in new works.

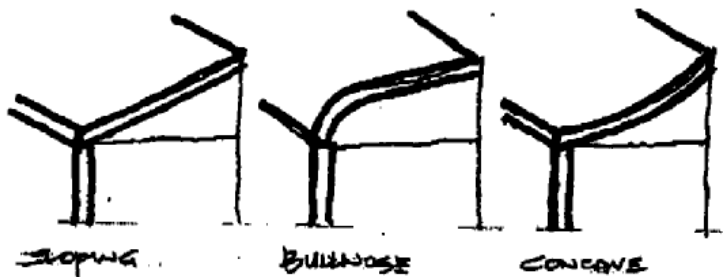
There must be entrances to all buildings on High Street from the High Street subject to traditional setback entrance forms. Glazing sizes and their extent should follow traditional forms, which generally do not include full height windows. Typically such forms include a sill and lintel supporting a window that is no less that 60 % of the total frontage area. Security grills, roller doors, sliding doors where required should be retractable or removable and not an obtrusive feature of the façade.



(g) Verandahs

Verandahs are an important feature of the streetscape. They enclose the footpath, provide shelter and protect building entrances. The design of verandahs must follow traditional forms (angled, curved, bullnose). They must include appropriate posts set close to the street edge. The spacing of posts must be designed to complement existing spacing and rhythm.

The underside of verandahs should not be lined, allowing the structure to be seen and giving more height and visual interest. Lighting should be sympathetic to traditional scale and design and wiring should be located discreetly. The extension of an existing verandah may be used to integrate the new works with the existing building.



(h) Signage

Signs are recognised as essential to any business advertising but must not be used indiscriminately or with the effect of obscuring or destroying a building's character. The size, shape, and extent of signs should be of a form that is recognisably traditional. Signage should be located on and within parapets and verandahs only. Signage may be located above verandahs but within parapet height, and may also be suspended within verandahs.

All signs must be sympathetic in scale, colour and design with amenities and historical qualities of the area. They should be made or constructed in a neat and durable manner and using appropriate materials. Support brackets shall be integral to the signage design.

(i) Materials and Details

The materials used in new construction should match as closely as possible to those used in the existing building. Elements to consider include size, style and type of finish.

The re-use of early materials, decorative features, door and windows in new works is encouraged.

Traditional construction materials in recognisably traditional forms should be encouraged, that is - timber, glass, cast iron. Use of other materials should be in a manner that does not detract from the amenity values within the Character Area. Where decoration and architectural features are used, they should follow the characteristic forms and details of the existing buildings.

(j) Colour

Colours being selected for buildings within the Character Area should generally be consistent with the range of heritage colours (Aalto Paints) as approved by the New Zealand Historic Places Trust. Colours should be selected in any combination from this palette and where appropriate be harmonious with existing buildings.

35 APPENDIX 8 – SOUTH WAIRARAPA TOWN CENTRES DESIGN GUIDELINES

35.1.1 Introduction

(a) Greytown (1854)

The first planned inland town in New Zealand, Greytown shares its cruciform layout with only one other, but is unique in that the pattern of development has left many early buildings and most historic sites readily accessible down to the late twentieth century.

Wairarapa's oldest known standing structure, dating from 1856, oldest surviving commercial structures (1865-67), and well-preserved later domestic and commercial buildings, with fine examples from each decade from 1870 to 1910, all contribute to what is claimed to be the most complete wooden Victorian main Street in new Zealand.

Just as being the birthplace of Arbor Day presupposes the existence of fine trees, Greytown being Wairarapa's first town also pre-supposes that it contained the district's first church, school, hospital - two of these three buildings still exist. Named after Governor Sir George Grey and founded on 23 March 1854, the settlement of Greytown by the Wairarapa Small Farm Association marked the first time that "workingmen and men of small means" successfully carried through the purchase and closer settlement of a large tract (25,000 acres) of rural land.

(b) Featherston (1857)

Featherston's natural advantages as a land transport crossroads and "Gateway to Wairarapa" were recognised as early as 10 years before the town was founded, within six months of the Rimutaka Hill Road being opened to wheeled traffic, in 1857. Named after Superintendent Dr Isaac Earl Featherston, the town was established by the Wellington Provincial Council, a fact commemorated by the naming of most of its earliest streets.

The crossroads pattern of development, heightened by the arrival of the railway in 1878, is still evident today with the town centre straddling both the railway line and two state highways. Fittingly, Featherston's Fell Engine Museum contains one of the only surviving examples of its kind in the world and is sited amongst the town's most charming buildings clustered around Clifford Square.

The site of Wairarapa's only militia barracks during the Maori Land Wars of the 1860s, its role as the closest servicing centre to the First World War's huge training and transit camp at Tauherenikau, along its twin status with the Belgian town of Messines, invests Featherston with an importance in New Zealand's military history.

(c) Martinborough (1885)

Established between 1881-1885 as a private land development by, and named after, Hon. John Martin MLC, Martinborough is a fine example of rural town development during the heyday of both pastoral farming and of the British Empire. Its Union Jack street layout is unique in New Zealand and shared with only one other in the world, Boston, USA.

Established on land that in 1844 was part of Wharekaka, the first sheep station in New Zealand, Martinborough shares one other important historical link with America; part of the town is also built on land that was part of Huangarua Station from where the first beef was exported to the United States in 1850.

This background of pastoral wealth, and the huge rural hinterland that the town was established to service, is evident today in such buildings as its banks, post office, library, larger commercial premises and fine surrounding examples of large late nineteenth century houses.

35.1.2 Aims

The purpose of this plan is to provide guidelines for new development and additions to existing buildings in the district and to provide details of townscape and civic improvements. In particular the Guide aims:

- (i) To encourage increased community awareness of the district's intrinsic heritage, visual and environmental qualities and to promote community involvement in the conservation of these elements.
- (ii) To protect and conserve buildings, structures or sites of heritage and or visual appeal and to retain the prominence of major historical elements in the district.
- (iii) To recognise tourism as an important economic factor and to promote the district as a destination of historic interest and aesthetic appeal.
- (iv) To retain the historic character of the district, created by elements such as:
 - Original architecture;
 - Historic sites, buildings and objects;
 - Mature landscape;
 - Rural setting;
 - Scale of townships;
 - Nature and containment of town centre and market place;
 - Streetscape.
- (v) To encourage the development of the town centre as a focus for community activity and create spaces for public use.
- (vi) To ensure that new development within the district's areas of application (see Section 35.1.3 below) is compatible with the existing visual, treed and built character and to oversee and advise all changes to ensure that the above aims are considered.

35.1.3 Areas of Application

The Design Guide applies to the Heritage Precincts in Martinborough, Featherston and Greytown.

35.1.4 Buildings of Historic Interest

The buildings, listed in [Appendix 1.7](#) of the Plan are either registered under the Historic Place Act 1993 or are buildings of local historic importance. Alteration or removal of these buildings is regulated by the Plan Rules.

35.1.5 Implementation

(a) Application

These guidelines shall apply to all new construction, alterations and additions to existing buildings; restoration and decoration including painting of existing buildings.

35.1.6 Design Guidelines for New Construction

The intention of this guide is not always to require exact replicas of historic buildings and past architectural styles, but to encourage the use of design elements to enhance the character of the district and emphasise its historic attributes.

The design of new buildings in the town centres should be in harmony with the existing historic buildings.

Where decoration and architectural features are used, they should follow the characteristic forms and details of these existing buildings.

The architectural or building components listed below are recognised as essential elements to ensure the historic character of the town centre is required.

(a) Roofs

The roof of a building reflects the period in which it was built and is one of the most important aspects of the design and appearance of historic buildings.

The most prominent and appropriate roof types are those with a high pitch and either a gable or hip form. Early buildings in the district used these simple roof types. More complex roof types were developed in later years by combining and repeating these basic forms.

Gable roof types allow the gable ends to be used as a decorative element. Traditional treatment of gable ends is quite diverse and allows for many design opportunities.

Common features include:

- Finial;
- Cornice moulding;
- Decorated barge board;
- Small centred window;
- Parapet wall.

In early buildings the roof structure did not overhang the side walls and a flush eave was formed. The gable ends of the roof were however often overhung and finished with a barge board. In later buildings boxed eaves were created by extending the ceiling joists beyond the wall frame and lining them underneath. Boxed eaves were often decorated with shaped brackets and a fascia board.

Parapet walls are most commonly built on the street front of commercial buildings in the town centre. The parapet disguises the gable end of a building and allows for decoration, signage and interesting forms to be created. Parapet walls are traditionally stepped and symmetrical.

Roof types to avoid:

- Flat;
- 'A' frame;
- Mansard;
- Low pitch.

(b) Verandahs

Verandahs are an important feature of the streetscape, enhancing the historic character of the town. Verandahs act to enclose the footpath, protecting the building's entrance and sheltering pedestrians. They also become important meeting places for people to congregate and talk. Verandahs enhance the aesthetic appeal of buildings and are a popular decorative element.

Traditional verandahs are:

- Bullnosed;
- Sloping;
- Concave.

Verandahs are supported by posts set back from the street. The Spacing of posts must be designed to ensure that a rhythm is maintained. Traditional verandah posts require decorative details at both the ground and roof junctions. These can include mouldings, gussets, turned posts and fretwork.

The underside of a verandah should not be lined, allowing the structure to be seen and giving the enclosure more height and visual interest.

Avoid:

- Cantilevered structures;
- Thin poles (steel or wood);
- Flat, boxy verandahs;
- Bracing (visible);
- Untraditional forms.

(c) Windows and Doors

Traditional windows and doors are small timber framed elements that are carefully situated to enhance the symmetry of a building. Modern technology allows many more design possibilities than in the past yet the traditional designs and proportions must still be considered.

Windows should be tall rather than wide. Bay windows and small dormer windows add visual impact and may enhance the character of a building.

Non-obtrusive skylights allow more light to enter the building without having to destroy the character of a building by adding extra windows.

Aluminium joinery can be enhanced by the use of traditional colours, finishes and timber surrounds.

Avoid:

- Security grill and mesh;

- Roller doors;
- Untraditional doors (sliding, glazed);
- Large expanses of glass (glazing bars can be used to reduce this expanse).

(d) Scale

Most buildings in the town centre are quite narrow and tall, resulting from the narrow subdivision of land along the main commercial streets. Larger buildings should attempt to recreate the tall narrow scale of original buildings through the treatment of the facade and/or roof.

(e) Colour Scheme

The colour scheme of any new building is to have regard to the colour scheme of buildings in the vicinity and also to traditional colours and the original colours of historic buildings.

(f) Services

Electrical and telephone services shall be required, where possible to be installed underground. Television and radio aerials and other similar devices are to be located so they are not visible from any point along the main street.

35.1.7 Alterations and Additions to Existing Buildings

Alterations and additions to existing buildings should not detract from the character of the building. They should compliment the original building and be sympathetic to the style and character of that building.

The guidelines for ‘New Construction’ (see [Section 32.1.6](#)) must be considered when altering existing buildings. Listed below are further critical factors to consider.

(a) Siting

The siting of an addition should reflect the style and character of the older building. An addition should be sited to minimise the visual impact of change.

(b) Scale

The scale and massing of new works must not dominate the existing building. The addition of ‘leans-to’ is encouraged as a traditional practice in the development of the district. When adding an extra story to a building the existing roof should, where possible, be re-used. The addition of more height to buildings in the town centre is encouraged to help re-create the original scale of the buildings and townscape.

(c) Form

New additions should respect the existing building form. The most important aspects to consider are the roof type and pitch, the verandah and the rhythm of its supports, and the proportions of windows and other openings.

The roof form and pitch should match or at least closely resemble the existing. A repetition of eaves and projections enables the new roof form to relate to the existing roof.

The size, proportion and position of existing openings (windows and doors) should be reflected in the new works.

The extension of an existing verandah can be used to integrate the new works with the existing building.

(d) Materials

The materials used in new construction should match, as closely as possible, those used in the existing building. Elements to consider include size, style and type of finish. Colours should be selected so that they are harmonious with existing buildings - this will aid in the integration of new development with existing buildings.

The re-use of early materials, decorative features, doors and windows in new works is desirable.

(e) Existing Unsympathetic Additions

When altering or adding to an existing building, the opportunity should be taken where possible, to modify existing additions which are not sympathetic to the heritage character of both the building and the surrounding area.

(f) Verandahs in Town Centre

All buildings in the town centres shall be encouraged, at the time of construction, reconstruction or alteration, to be provided, where possible with a verandah. Verandahs must be supported by posts onto the footpath and must be designed with consideration to the historic character of both the building and streetscape.

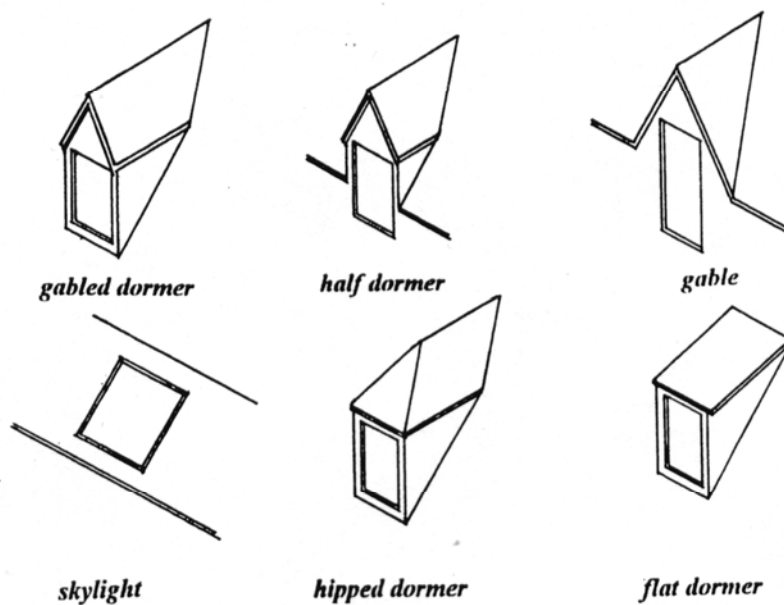
35.1.8 Signage

Signs are recognised as being essential to business advertising but have so often been used indiscriminately and so obscured or destroyed a building's character.

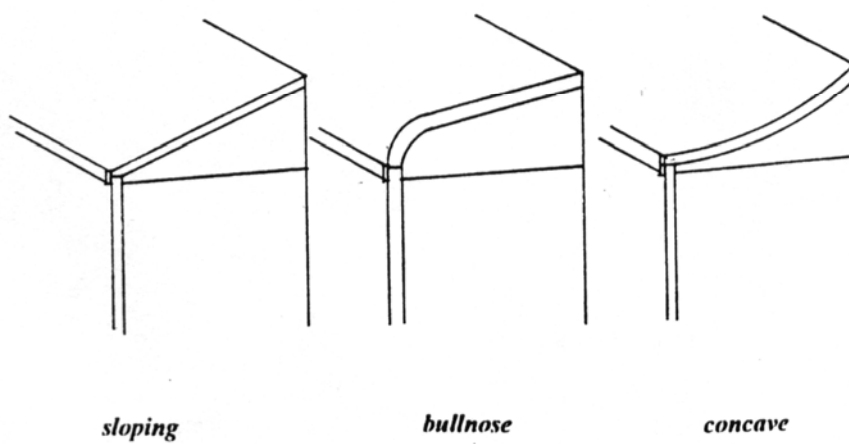
- (i) all signs must be sympathetic in scale, colour and design with amenities and historical qualities of the area.
- (ii) all signs shall be made, erected or constructed in a neat and durable manner and in appropriate materials
- (iii) brackets should become an integral part of the sign
- (iv) any sign not maintained shall be repaired or secured or will be required to be removed
- (v) signs may not be painted in fluorescent colours
- (vi) signs describing particular brands of commodities shall not be fixed to buildings or verandah roofs, and where used below verandah level shall not dominate the building character
- (vii) signs and murals shall not be painted on the roof of any building.

BASIC ARCHITECTURAL FORMS

DORMER WINDOWS



VERANDAH FORMS



ROOF FORMS



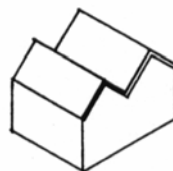
gable roof



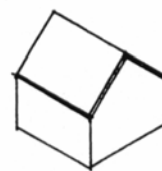
hip roof



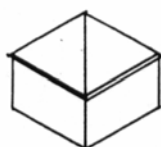
gable with lean to



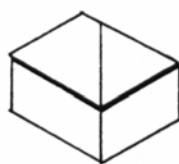
double gable



wide gable



*hip roof
pyramid*



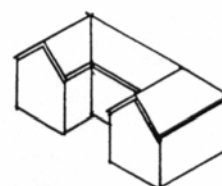
*hip roof
ridged*



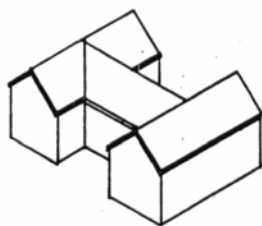
L plan



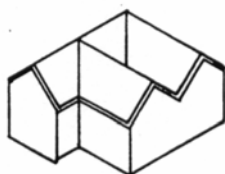
T plan



U plan

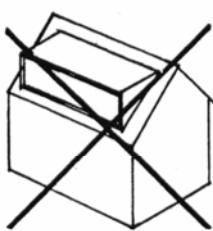


H plan

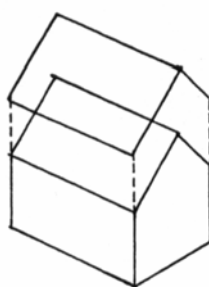


F plan

ADDITIONS



*Do not destroy
the roof form when
extending into
the roof space*

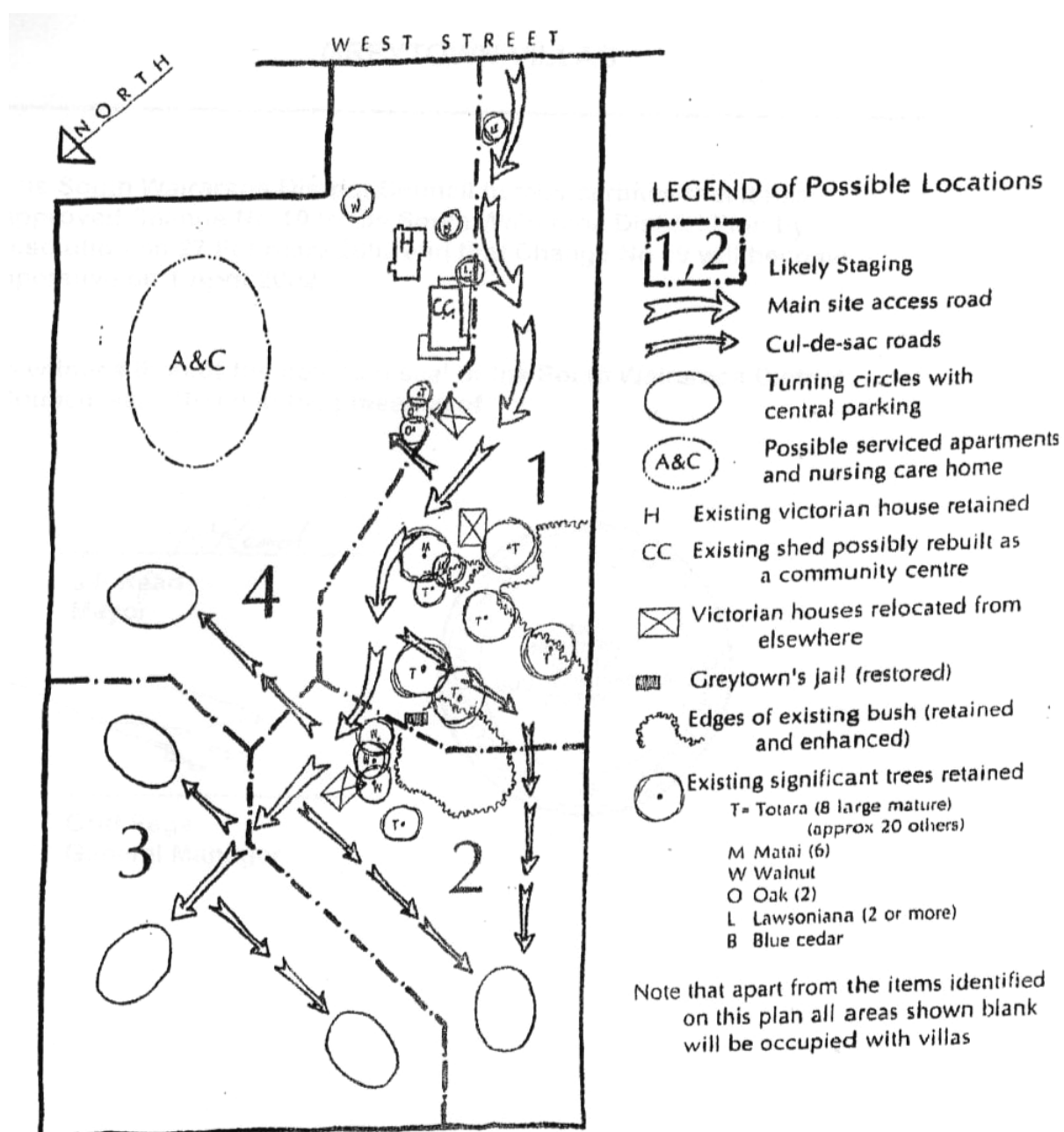


*Re-use the original
roof to add an
extra storey*

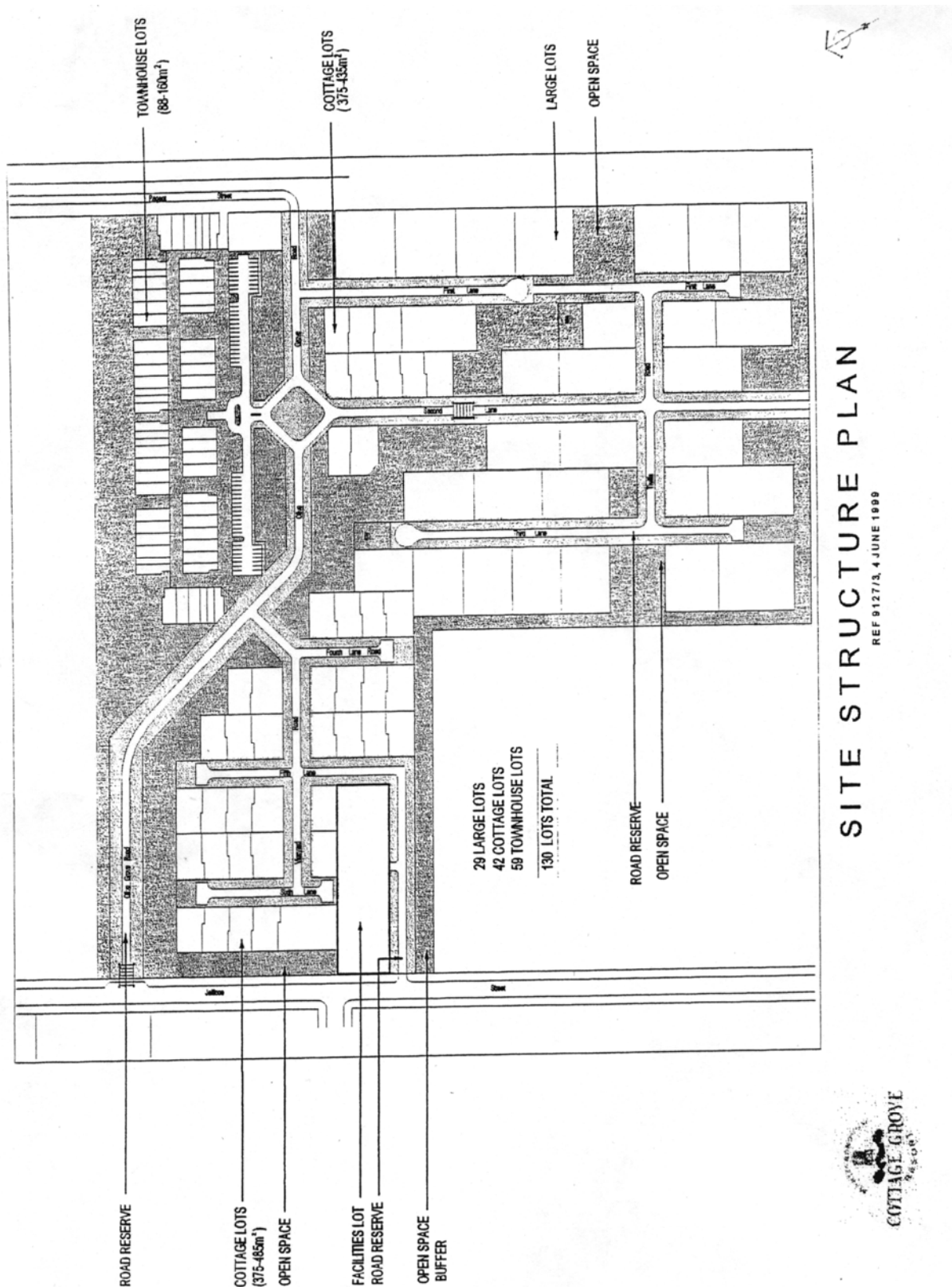


*Use small dormer
windows that enhance
the roof form and
building character*

36 APPENDIX 9 – GREYTOWN VILLAS INDICATIVE CONCEPT PLAN



37 APPENDIX 10 – JELLCOE RESIDENTIAL CHARACTER AREA STRUCTURE PLAN



38 APPENDIX 11 – AIRPORT PROTECTION AREA

38.1 Obstacle Limitation Surfaces Specifications

38.1.1 Runway 06/24 – Paved

Runway 06/24	Existing Paved Runway Configuration (1250 x 23 m)		Future Configuration (1550 x 30m)	
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg MCTOW.		AC 139-06A – Aerodrome Design – Aeroplanes above 5700 kg MCTOW.	
Design Basis	1. Fan geometry is based on Chapter 2 – Land aerodromes night operations or instrument runway. 2. The origin of both the take-off and approach fans is from the ends of the 1310 x 90 m strip as notified in the AIP.		1. Fan Geometry is based on Tables 4-1 (Approach Runway) and Table 4-2 (Take-off Runway) for a Code 3 Non-precision approach runway. 2. The paved runway is extended by 540m to provide a total runway length of 1,550m (300m longer than currently declared). The additional 240m is included to allow for a future RESA at the western end of the runway. 3. A 150m wide runway strip is assumed. 4. Only one surface is shown on the plan, which combines the most demanding geometrical constraints of the two fans.	
Geometry Take-off & Landing Fans	Length of inner edge:	90 m	Length of inner edge:	150m (approach/take-off)
	Distance from runway end/threshold:	30 m	Distance from runway end/threshold:	60m (approach/take-off)
	Divergence:	1:10	Divergence:	1:6.6 (approach)
	Final Width:	690 m	Final Width:	5,695 m (approach)
	Length:	3,000 m	Length:	15,000 m (approach/take-off)
	Slope:	1:40	Slope:	1:62.5 (take-off)
Transitional Side Surface	Slope upwards and outwards from the side of the runway strip at a slope of 1:5 to 10m height above the strip.		Originates from the side of the safeguarded 150m wide runway strip and slopes upwards and outwards at a gradient of 1:7 extending until it reaches the inner horizontal surface. The elevation at the side of the strip is equal to the elevation of the adjacent runway centreline.	
Inner Horizontal Surface	A surface located in a horizontal plane above the aerodrome and its environs. The surface is contained in a horizontal plane having its outer limits at a locus 2500m measured from the runway centre line. The plane is located 45m above the aerodrome or at an elevation of 148.7m.		A surface located in a horizontal plane above the aerodrome and its environs. The surface is contained in a horizontal plane having its outer limits at a locus 4000m measured from the periphery of the 150m safeguarded runway strip. The plane is located 45m above the aerodrome or at an elevation of 148.7m.	
Conical Surface	N/A		A surface sloping upwards and outwards from the periphery of the inner horizontal surface. The lower edge is coincident with the periphery of the inner horizontal surface and rises 150m above the aerodrome to an elevation of 253.68 m. It rises upwards and outwards from the periphery as a gradient of 1:20 (5%).	
Notes:	1. The origin of the take-off and landing fans are coincident as specified in the advisory circular, at the end of the runway strip.		1. Take-off and landing fans are coincident as it is assumed that there will not be displaced thresholds. 2. The 1:62.5 slope is the recommended safeguarded slope for new obstacles if no objects penetrate the 1:50 slope as per AC139-06A para 4.2.11	

38.1.2 Runway 10/28 – Grass

Runway 10/28	Existing Grass Runway Configuration (1042 x 30 m)		Future Configuration (1167 x 30m)	
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg MCTOW.		AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg MCTOW.	
Design Basis	1. Fan geometry is based on Chapter 3 – Land aerodromes day VFR operations. 2. The origin of the fans is from the ends of the 1042 x 30 m grass runway as notified in the CAA AIP.		1. Fan geometry is based on Chapter 2 – Land aerodromes night operations or instrument runway. There is no intention to pave this grassed runway and it is assumed that it will be available for operations by aircraft below 5200 kg MCTOW only. 2. The grass runway is extended by 255 m to the south east at the 28 end but must be shortened by 130 m at the 10 end (refer to note 2 below). The total grassed runway length is therefore 1167m. 3. A 90 m wide runway strip is provided for night operations.	
Geometry	Length of inner edge:	30 m	Length of inner edge:	90 m
	Distance from runway end/threshold:	0m - from end of grass runway	Distance from runway end/threshold:	30 m
	Divergence:	1:20	Divergence:	1:10
	Final Width:	150 m	Final Width:	690 m
	Length:	1,200 m	Length:	3,000 m
	Slope:	1:20	Slope:	1:40
Transitional Side Surface	Slope upwards and outwards from the side of the runway strip at a slope of 1:4 to 2m height above the strip.		Slope upwards and outwards from the side of the runway strip at a slope of 1:5 to 10m height above the strip.	
Inner Horizontal Surface	N/A		A surface located in a horizontal plane above the aerodrome and its environs. The surface is contained in a horizontal plane having its outer limits at a locus 2500m measured from the runway centreline. The plane is located 45m above the aerodrome or at an elevation of 148.7m.	
Conical Surface	N/A		N/A	
Notes:	1. Take-off and landing fans are coincident as specified in the AC. 2. Thresholds are displaced as per the AIP 3. This runway is not available for night operations due to the lack of a 90m wide runway strip.		1. Take-off and landing fans are coincident as specified in the advisory circular, at the end of the runway strip located 30m from the end of the designated grassed runway surface. 2. In order to provide approximately 4.5 - 5.0 m of clearance over South Road as is provided with the existing runway configuration, the 10 end of the runway must be relocated 130m to the south east from its current location. 3. It would be possible to designate this runway for day operations only in which case the length of the runway would be (1042+255+30+30) 1357 m. The safeguarding fans are however less restrictive and it is therefore proposed that the fans for the scenario discussed above be designated in the district plan.	

38.1.3 Future Runway 14/32 – Grass

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

38.1.4 Existing Runways 06/24 Northern Vector – Grass

Runway 06/24	Existing Grass Runway 06/24 Northern Vector (450 x 20m)		Future Configuration (1200 x 20m)	
Design Guidelines	AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg MCTOW.		AC 139-07A – Aerodrome Design – Aeroplanes at or below 5700 kg MCTOW.	
Design Basis	1. Fan geometry is based on Chapter 3– Land aerodromes day VFR operations. 2. The origin of the fans is from both ends of the 450m long grass runway as notified in the CAA AIP. The inner edge is 30m long which is the minimum recommended width.		1. Fan geometry is based on Chapter 3– Land aerodromes day VFR operations. 2. The runway is extended to 1200m in length. 3. The origin of the fans is from both ends of the 1060 x 30m grass runway.	
Geometry	Length of inner edge:	30m	Length of inner edge:	30 m
	Distance from runway end/threshold:	0 m - from end of grass runway	Distance from runway end/threshold:	0 m - from end of grass runway
	Divergence:	1:20	Divergence:	1:20
	Final Width:	150 m	Final Width:	150 m
	Length:	1200 m	Length:	1200 m
	Slope:	1:20	Slope:	1:20
Notes:	1. Take-off and landing fans are coincident as specified in the AC. 2. As noted in the AIP the use of this runway is “restricted to locally based operators only.		1. Take-off and landing fans are coincident as specified in the AC.	

38.1.5 Existing Runways 06/24 Southern Vector – Grass

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

39 APPENDIX 12 – WAINGAWA STRUCTURE PLAN

