

# SECTION 9: RURAL ZONE

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# 9. RURAL ZONE

## 9.1 Introduction

The land in the Rural Zone is quite varied, ranging from river flat terraces on both sides of the Manawatu River, through to the rolling land of the foothills of the Tararua Ranges, to the actual Tararua Ranges themselves. The dominance of the Tararua Ranges in particular and the very settled rural land at its edges provides an attractive visual backdrop for the urban area of Palmerston North.

The visual amenity that rural land offers to the urban part of the City, while beneficial, should not obscure the importance of the land as the basis of a diverse range of economic activity. This working part of the rural community includes agriculture which ranges from horticulture through dairying, sheep, cattle raising to arable farming. Generally, horticulture is confined to quite limited areas, mainly in the Staces Road and Te Matai Road areas, where orcharding, market gardening and plant production predominate. Elsewhere there are other soils which are capable of sustaining various types of horticulture, and while some are being used for this purpose, others merely provide a high-quality part of another land use. Generally, within the City, except for market gardening and nursery plant production, there are not enough growers to ensure the necessary infrastructure such as packing houses etc, to encourage horticulture, on a large scale. The climate itself also provides another limitation.

Much of the rural land in the City consists of productive farms, which can generally be expected to continue to operate in the foreseeable future. It is important that the District Plan recognises this and the particular resource management issues which face farmers. Forestry is a relatively small-scale rural land use, with only two substantial areas of commercial scale production forestry on Forest Hill Road and Scotts Road. However, forestry is often undertaken in concert with agriculture and there is significant on-going interest in smaller farm wood-lots.

There has also always been a significant number of people who choose to live in the country, some in small village settlements such as Ashhurst, Linton, Bunnythorpe, Longburn and others on small rural blocks, some of whom undertake at least some part-time rural activity. Rural-residential dwellers are often attracted to rural areas by the quality of the rural environment, particularly its open space and amenity values. Others choose to live in the country as this is where their work is located, or because they were previously employed in the rural area.

In addition, the rural area also accommodates a small range of industrial activities being either service industries such as C-Dax which manufactures agricultural equipment or industries based on a natural resource such as gravel. Massey University and a range of Crown Research Institutes (CRIs) are also located within the rural area, as is the New Zealand Defence Force.

Network utility operations and renewable electricity generation facilities are also located in the rural environment, often due to their operational requirements and the location of natural resources in the District. Development in close proximity to network utilities and renewable electricity generation facilities requires careful management, as it can lead to adverse effects on the operation, maintenance and upgrading of these important facilities. The location of network utilities and high voltage electricity transmission corridors (The National Grid) are shown on the Planning Maps.

Overall the rural area represents a patchwork of activities, some of which are not always compatible with each other, or which produce environmental effects which must, as far as possible, be mitigated.

## 9.2 Resource Management Issues

The following resource management issues were identified within the Rural Zone.

1. The effects of urban growth and the possible intrusion of urban development into rural areas, resulting in the loss of productive land, disruption to rural communities and the need for further network infrastructure.
2. The maintenance and encouragement of sustainable agricultural enterprises, which make efficient use of the productive land resource and versatile soils.
3. The provision for rural-residential development, which avoids remedies or mitigates any adverse effects on the efficient use of resources and on rural environmental and amenity values.
4. The potential adverse effects of forestry development and forest harvesting.
5. The amenity values contained within the area, particularly in terms of landscape values and areas of high natural qualities.
6. The need to provide for a range of non-agricultural uses within the rural area to provide for the social and economic well-being of rural dwellers.
7. The potential for, or existence of, incompatibility between different rural activities, due to the impact of adverse environmental effects.
8. Recognition of the need to provide for education, community and leisure activities in rural areas, in a way that avoids adverse environmental effects.
9. The need to provide for a range of new activities which make use of rural resources and which are compatible with the amenity values of the rural area and avoid the creation of adverse effects.
10. Recognition of the potential for conflict between activities at the rural/urban interface.
11. The need to protect noise sensitive activities within the vicinity of the Palmerston North Airport so as to avoid, remedy or mitigate adverse effects associated with airport noise and to sustain the potential capacity of the Airport to meet reasonably foreseeable air transport needs, and to ensure that the efficient operations of the Airport can continue.
12. The potential for aircraft to undershoot or overshoot the Palmerston North Airport runway and the associated risk to the health and safety of people, property and the environment.
13. The need to recognise and provide for the significant benefits of renewable electricity generation activities (at commercial and domestic scales), whilst avoiding, remedying or mitigating adverse effects.
14. The need to protect existing and consented Wind Farms from reverse sensitivity effects associated with noise sensitive activities establishing in the surrounding rural environment.
15. The effect on landscape values from the construction, operation, maintenance and upgrading of renewable electricity generation activities.
16. The Tararua Ranges are a significant wind energy resource for renewable electricity generation and the development of Wind Farms should be weighed against the demands on the rural land for rural residential development.
17. The protection of the Tararua Ranges and the Manawatu Gorge as regionally Outstanding Natural Features and Landscapes, from inappropriate use and development.
18. The need to avoid significant adverse cumulative effects on the values and characteristics of the Tararua Ranges and the Manawatu Gorge regionally Outstanding

## Natural Features and Landscapes.

### **Explanation**

Until 1989, Palmerston North was basically an urban centre with very little rural land. Following Local Government Reforms in 1989, the new Palmerston North City Council was formed with an enlarged territory which included large areas of rural land predominantly in productive agricultural use. In 2012, The Minister of Local Government issued an Order in Council ratifying a re-organisation scheme and the transfer of lands from the Manawatu District to Palmerston North City to facilitate regional economic development and industrial growth plans. The re-organisation proposal was jointly promoted by the Manawatu District and Palmerston North City Councils, in accordance with the Local Government Act 2002.

A number of the resource management issues relate to concerns that the productive rural land resource will rapidly be converted to urban land resulting in the disruption to rural communities, and to the ability of landowners to carry out their farming operations, and the loss of productive land.

Thus in at least the medium term the City's rural land will continue to be farmed and there are a range of issues which are related to how that rural land resource might be used productively and sustainably. Equally there was also the identification of a number of effects which can arise from agricultural and other rural land uses which have the potential to create adverse impacts. The issue is then to provide for a range of activities in the rural area while controlling the effects of those activities, including sensitivity effects and ensuring they remain compatible with each other.

Parts of the Rural Zone are within the aircraft approach and take-off paths of aircraft using Palmerston North Airport. These areas are higher risk areas, should aircraft over-shoot or under-shoot the runway, with particular risk to people's health and safety. The risk is further elevated where people assemble together in these areas.

The benefits to be derived from renewable electricity generation activities are a matter of national significance, and the City's rural land resource, particularly the Tararua Ranges, has an important function in facilitating the development and expansion of these activities. The rural environment also offers opportunities for domestic-scale renewable energy use. However, there is a need to manage reverse sensitivity effects from noise sensitive activities seeking to locate in close proximity to consented Wind Farms.

The Tararua Ranges and the Manawatu Gorge are regionally Outstanding Natural Features and Landscapes (to the extent shown on Map 9.1). They provide a prominent backdrop to the City and form part of the eastern edge of the City's territorial local authority boundary. The inappropriate use and development of the Tararua Ranges and Manawatu Gorge, as identified in Map 9.1, can result in significant adverse effects on the characteristics and values of these regionally significant Outstanding Natural Features and Landscapes.

## 9.3 Objectives and Policies

Within the broad framework of the City View objectives in Section 2, the following specific objectives and policies have been identified for the Rural Zone:

### **OBJECTIVE 1**

**To protect rural land from the adverse effects of unnecessary and unplanned urban expansion.**

### **POLICIES**

- 1.1 To protect rural land that has been identified in Council strategies as potentially suitable for future urban growth, including the potential for future residential growth at City West (as shown on Map 9.2) subject to:
  - appropriately addressing liquefaction risk and mitigation options: and
  - the provision of adequate integrated network infrastructure.
- 1.2 To ensure, as far as possible, that existing urban land is fully utilised before the rural land is released for urban purposes.
- 1.3 To ensure that the urban conversion of the land proceeds in an orderly manner.

- 1.4 To avoid, where possible, the fragmentation of rural land that has been identified in Council strategies as potentially suitable for future urban growth into small blocks.
- 1.5 To provide for rural residential subdivision and development in identified areas.

**Explanation**

*It is important that future urban expansion within the City is carefully managed in order to ensure that the indiscriminate conversion of productive agricultural land for urban purposes is avoided. Additionally, the Council will also endeavour to ensure that existing land identified for urban purposes is utilized to its fullest extent prior to any rural land being released for urban purposes.*

*Unrestricted rural residential development within the Rural Zone would have significant adverse effects on primary production activities, rural character, landscape and amenity existing and consented Wind Farms and existing network utility infrastructure. To avoid sporadic rural residential subdivision and development and protect the productive capability of the City's versatile Class 1 and 2 soils, the Plan identifies specific locations where rural residential activities can be suitably accommodated, (refer to the Planning Maps). The Plan intentionally directs rural residential development away from the City's versatile soils and is consistent with the Council's Rural Residential Land Use Strategy, which seeks to see high quality rural land within the City retained for productive purposes.*

*Well-managed rural residential development can have positive social, economic, cultural and environmental benefits by providing lifestyle choices, supporting local rural communities and services, and in some cases, increasing local biodiversity. It is important, however, that rural residential development is located carefully to avoid reverse sensitivity effects for existing land use activities.*

**OBJECTIVE 2**

**To encourage the effective and efficient use and development of the natural and physical resources of the rural area.**

**POLICIES**

- 2.1 To avoid, remedy or mitigate the adverse effects of activities on land of high productive capability and versatile soils.
- 2.2 To ensure that the adverse effects of activities in the rural area are avoided, remedied or mitigated such that the amenities of the area and nearby urban areas are maintained.
- 2.3 To control the actual or potential environmentally adverse effects of activities in the rural area, including the adverse effects of:
  - odour;
  - noise;
  - traffic;
  - visual impact.
- 2.4 To encourage the maintenance of sustainable land-uses in the rural area.
- 2.5 To identify areas subject to natural hazards, and to ensure the adverse effects of the natural hazard are avoided, remedied or mitigated and, where appropriate, prohibit use and development of hazard prone areas.

**Explanation**

*It is important that rural land continues to be used in a way which ensures that the productive potential of the land is maintained in a sustainable manner. However, the wide range of activities which occur in the rural area can produce a range of adverse effects which must be addressed if there are not to be negative effects on the rural environment.*

*In the case of natural hazards, the hazard must be identified and appropriate action taken to avoid or control its effects. In some cases, this could mean prohibiting the activity altogether, or limiting its scope by imposing conditions. Other sections of the District Plan deal more directly with natural*

hazards. These include Section 22 - Natural Hazards, which includes matters relating to seismic, flood, and land stability hazards. In addition, the District Plan identifies a Flood Protection Zone, the Flyers Line Floodway, Flood Prone Areas and ponding areas (where minimum floor levels apply) and a Cliff Protection Area where building is prohibited.

## OBJECTIVE 3

### To maintain or enhance the quality and natural character of the rural environment.

#### POLICIES

- 3.1 To provide for the health and safety of rural dwellers by establishing specific noise limits for the rural area.
- 3.2 To encourage the adoption of sustainable land use practices.
- 3.3 To control the adverse visual effects on the rural environment (including effects on rural dwellers) of activities that disturb the land surface, introduce buildings, remove and/or process natural material.
- 3.4 To control adverse visual effects of renewable electricity generation activities (excluding windfarms and their repowering or the establishment of consented windfarms) on significant amenity landscapes, which include Te Mata Peak and Te Mata-Kaihinu Ridgeline above the 400m contour, to maintain the qualities and characteristics of those landscapes

#### **Explanation**

The rural environment has a range of unique qualities which are valued by rural dwellers and those who view or travel through those areas. It is important that the amenity values and general ambience of the rural environment is protected from any adverse effects on them. The rural environment is also a productive working environment with particular characteristics. In particular circumstances, rural residential development can also have adverse impacts on rural character and amenity values and increase the potential for reverse sensitivity effects, particularly for farmers undertaking rural production activities.

The reference in Policy 3.4 to significant amenity landscapes is a reference to landscapes that have been assessed as significant through a First Schedule RMA process (Plan Change) or through a consent process where the consent authority's conclusions in this regard are based on expert visual impact assessment.

## OBJECTIVE 4

### To recognise and enhance the diversity of the rural community.

#### POLICIES

- 4.1 To permit a variety of land-based activities subject to control of their adverse environmental effects.
- 4.2 To provide for community and leisure facilities to serve rural and urban communities.
- 4.3 To allow a range of other activities where their adverse effects can be avoided or mitigated.

#### **Explanation**

While much of the rural area is devoted to large scale rural land uses such as farming and forestry, there are a wide variety of other activities which contribute to the maintenance of land and the diversity of the rural community. These other activities include small engineering works, schools, community halls, recreational activities, home occupations, veterinary clinics, animal boarding establishments, roadside stalls, and garden centres.

While these activities are valuable parts of the rural community, and which often also serve urban communities, it is important that there are controls over any adverse environmental effects which they may produce. However, the existence of these activities also helps to make the rural community a sustainable community, in that it avoids extended energy inefficient journeys to use the

*business, recreational and leisure facilities which are provided in the urban area.*

## OBJECTIVE 5

**To avoid, remedy or mitigate the adverse effects of aircraft noise on noise sensitive activities in the vicinity of the Palmerston North Airport, while protecting the Palmerston North Airport from the potential adverse effects of noise sensitive activities on efficient airport operations.**

### POLICIES

- 5.1 To prohibit any new dwelling, school, hospital or other building to be used for regular living accommodation in the Air Noise Zone.
- 5.2 To mitigate the adverse effects of aircraft noise on any new dwelling, school, hospital or other building to be used for regular living accommodation, or regular assembly of people, in the Inner and Outer Control Zones.
- 5.3 To avoid the rezoning of land within the Inner and Outer Control Contours that enables an increase in the scale or intensity of noise-sensitive activities.

#### **Explanation**

*The operations of a modern airport give rise to a range of sound emissions relating mainly to aircraft operations. These sound emissions may have an adverse effect on surrounding noise sensitive activities such as the inhabitants of dwellings.*

*In order to protect potential occupiers of land situated within the vicinity of the Airport from levels of noise that may be incompatible with normal standards of rural amenity, Council has introduced controls to mitigate the adverse effects of operational aircraft noise on noise sensitive activities in the Rural Zone. These controls also have the effect of protecting the operation of the airport from noise sensitive activities to allow it to function efficiently, effectively, and safely.*

*To ensure that responsibility for mitigation of operational aircraft noise is not borne solely by affected rural property owners, Council has also introduced specific noise mitigation measures to control operational activities within the Airport Zone. Please refer to R13.4.7.1 Sound Emissions in the Airport Zone.*

*In recognising the adverse effects of air noise on properties beneath the Air Noise Contours, Policy 5.4 seeks to avoid the rezoning of Rural Zone land in a way that enables an increase in the scale or intensity of noise-sensitive activities within the Inner and Outer Control Contours. This includes rezoning of land from Rural Zone to Residential Zone and the application of the Rural-Residential overlay beneath the Inner and Outer Control Contours.*

## OBJECTIVE 6

**To minimise the risk to people and property from aircraft undershooting or overshooting the runway at the Palmerston North Airport.**

### POLICIES

- 6.1 To avoid any buildings or activities in the Runway End Protection Area which result in the mass assembly of people.

#### **Explanation**

*The Runway End Protection Areas are where aviation accidents are most likely to occur. Avoiding new buildings and activities involving the mass assembly of people reduces the risk of damage to aircraft, property and loss of life.*

## OBJECTIVE 7

**To recognise parts of the Tararua Ranges and the Manawatu Gorge as regionally Outstanding Natural Features and Landscapes and protect them from inappropriate use and development.**

### POLICIES

- 7.1 To identify the spatial extent of the Tararua Ranges and Manawatu Gorge Outstanding Natural Features and Landscapes and define them as the Tararua Ranges Landscape Protection Area (Map 9.1), and to identify the characteristics and values of those natural features and landscapes (Schedule 9.1).
- 7.2 To control land use and development directly affecting the Tararua Ranges Landscape Protection Area (Map 9.1) to protect the characteristics and values of the Tararua Ranges Landscape Protection Area including by:
- avoiding significant adverse cumulative effects on the characteristics and values of the Tararua Ranges Landscape Protection Area, and
  - avoiding other types of adverse effects as far as reasonably practicable and remedying or mitigating adverse effects on the characteristics and values of the Tararua Ranges Landscape Protection Area where avoidance is not reasonably practicable.

#### **Explanation**

*Landscapes are an important issue for the City as they provide identity and a sense of place. The Tararua Ranges is the most significant and highly visible landscape within the City, and is subject to development pressure, particularly from Wind Farm developments.*

*Council is required to recognise and provide for the protection of Outstanding Natural Features and Landscapes from inappropriate subdivision, use and development, as a matter of national importance (s 6(b) of the RMA).*

*The Tararua Ranges and the Manawatu Gorge are identified in the Manawatu-Wanganui Regional Council's One Plan as regionally Outstanding Natural Features and Landscapes, having characteristics, values and qualities which warrant their protection and appropriate management. A full description of these regionally Outstanding Natural Features and Landscapes and the underpinning evaluation, using the criteria established in the One Plan (Schedule F), is provided in the report entitled Landscape Management Strategy Palmerston North.*

*This objective and associated policies gives effect to the RMA and higher order planning instruments by giving explicit recognition to the landscape significance of the Tararua Ranges and the Manawatu Gorges within the District Plan.*

*The visual and landscape values of the Tararua Ranges Landscape Protection Area are afforded the highest level of landscape protection within the District Plan and this provides the basis for regulating the effects of development. Activities like renewable electricity developments, clearance of native vegetation, earthworks, quarrying and new dwellings and structures which result in changes to the characteristics and values of these regionally Outstanding Natural Features and Landscapes will require a rigorous assessment.*

#### **NOTE TO PLAN USERS**

- The Tararua Landscape Protection Area is identified in Map 9.1 and on the District Planning Maps.
- The characteristics and values of the Tararua Landscape Protection Area are defined in Schedule 9.1
- Also refer to Table F1, Schedule F of the One Plan (Manawatu-Wanganui Regional Council).

## OBJECTIVE 8

**To recognise and provide for the benefits and national significance of renewable electricity generation activities and the importance of the City's renewable energy resources to long term sustainability.**

### POLICIES

- 8.1 To provide for the investigation, development, operation, maintenance and upgrading and repowering of appropriate new and existing renewable electricity generation activities.
- 8.2 To protect existing and consented renewable electricity generation activities from reverse sensitivity effects arising from the establishment of noise sensitive activities in close proximity.
- 8.3 To provide for domestic wind turbines.
- 8.4 To recognise the locational, logistical and technical constraints associated with the development, operation, maintenance and upgrade of renewable electricity generation activities.
- 8.5 To recognise the benefits of well-designed repowering of a wind farm where the repowering results in a more visually coherent pattern of development and contributes to the uniform design and appearance of wind turbines across the wider landscape.
- 8.6 When considering applications for the repowering of a wind farm to recognise:
  - The existing effects on the environment, including any effects on the Tararua Ranges Landscape Protection Area and Manawatu Gorge Outstanding Natural Features and Landscapes;
  - The assessment of cumulative landscape and visual effects should not be limited to one factor alone, such as height, and that cumulative effects should be considered in their entire context including any benefits recognised in Policy 8.5; and
  - Any existing mitigation measures that will be ongoing.

Repowering in Policies 8.1, 8.5 and 8.6 means the replacement of existing turbines within the footprint of an existing wind farm development.

For the purpose of Policies 8.1, 8.5 and 8.6, the footprint of an existing wind farm development means the area generally encompassing the extent of all of the existing and consented turbines locations. This is defined by a straight line that extends 100 metres beyond the outer limit of those existing and consented turbine locations that define the extremities of the wind farm development.

For the purpose of Policy 8.1 'appropriate' takes its meaning from the wider context of the provisions of the District Plan relating to renewable electricity generation activities.

#### **Explanation**

*This objective and associated policies recognise the national significance of the development and maintenance of renewable electricity resources and gives effect to the National Policy Statement for Renewable Electricity Generation Activities (NPS REG). In giving effect to the NPS REG, the District Plan rules address renewable electricity resources to the extent that they are applicable in the Rural Zone – namely wind and solar. Policy 8.4 recognises the City's wind energy resource and the locational, logistical and technical practicalities of developing renewable electricity generation activities, consistent with Policies B and C1 of the NPS REG. are significant regional infrastructure).*

*This objective and policies also implements the Manawatu-Wanganui Regional Council's One Plan, which identifies renewable electricity generation activities as significant regional infrastructure and facilitates the appropriate upgrade of existing renewable electricity generation activities.*

*While this objective recognises and provides for the benefits and national significance of renewable*

*electricity generation generally, it is noted that further guidance about the significance of individual generation projects is provided by Policy 3.1 of the Manawatu-Whanganui Regional Council's One Plan.*

## OBJECTIVE 9

**To avoid, remedy or mitigate the adverse effects of renewable electricity generation activities on the natural and physical resources of the rural environment.**

### POLICIES

- 9.1 To facilitate appropriate and well-designed upgrades of existing and consented renewable electricity generation activities recognising their existing effects on the receiving environment.
- 9.2 To ensure that new renewable electricity generation activities are located, designed, constructed and operated to avoid, remedy or mitigate adverse effects and where this is not possible to take into account proposed offsetting measures or environmental compensation.

#### **Explanation**

*This objective and associated policies recognise that renewable electricity generation activities (particularly Wind Farms and other major structure/s have the potential to cause significant adverse effects on the environment, particularly in terms of landscape character and environmental qualities, noise and traffic, views and rural amenity values. The potential for adverse effects to be generated and the inability of some renewable electricity generation activities like Wind Farms to be able to internalise or substantially mitigate some of those effects, means that such activities may be inappropriate in some rural locations.*

*The District Plan provides for Wind Farms as a Discretionary Activity within the Rural Zone. The Discretionary Activity consent category allows Council to either decline a resource consent application, or grant consent and impose conditions in order to avoid, remedy or mitigate adverse effects on the environment. The Discretionary Activity rule includes specific assessment criteria to guide Council's consideration of applications for a Wind Farm and they will be subject to a full and rigorous assessment.*

*Wind Farms that do not meet the Performance Standard will be considered as Non-Complying Activities.*

*Where any residual environmental effects of renewable electricity generation activities cannot be avoided, remedied or mitigated, Policy C2 of the NPS REG directs Councils to have regard to offsetting measures or environmental compensation.*

#### **NOTE TO PLAN USERS**

1. In relation to Policy 9.1 the meaning of "upgrade" of significant regional infrastructure has the same meaning to the One Plan in this context.

## 9.4 Methods

- District Plan Rules and Planning Maps (Palmerston North City Council)
- Provision of information
- Public Education
- Designation.

A number of the objectives and policies stated in this section will be achieved in an effective and relatively inexpensive manner through the rules in this and other sections of the Plan.

Equally in many cases, public education on how to avoid adverse effects, through explanatory brochures and the like, can achieve the objectives and policies in a cost-efficient and effective manner.

Also, the provision of information through statutory and non-statutory documents can assist resource users. This is particularly important in regard to the relative roles of Manawatu-Wanganui Regional Council and the Palmerston North City Council in achieving integrated management of land, water and soil resources in the rural area. The District Plan does not control activities in the beds of rivers and lakes or discharges of contaminants into the environment (land, air or water). The control of these activities is the responsibility of Manawatu-Wanganui Regional Council. Activities in the rural area that involve the beds of rivers and lakes, discharges of contaminants into the environment, soil disturbance and vegetation clearance on land vulnerable to erosion may need the consent of Manawatu-Wanganui Regional Council.

In respect of any land severely affected by airport noise or Runway End Protection Areas, one of the options available is for the Requiring Authority to designate land for airport purposes (and subsequently purchase it) or to simply purchase land without designation. Palmerston North Airport Limited was granted requiring authority status in July 1995 and has designated rural land to the west of the runway for airport purposes.

## 9.5 Rules: Permitted Activities

### R9.5.1 PERMITTED ACTIVITIES

The following activities are Permitted Activities provided they comply with the specified Performance Standards:

- i. Farming, excluding intensive farming;
- ii. Horticulture;
- iii. Soil conservation and rivers control works carried out or supervised by the Manawatu-Wanganui Regional Council or the Palmerston North City Council;
- iv. The farm-based teaching and research activities of Massey University, and other individuals and/or organisations associated with the University;
- v. Roads;
- vi. Demolition or removal of a building, except Scheduled Buildings.

#### Performance Standards

##### (a) Separation Distances

Buildings housing poultry or pigs; also silage pits and piles must be located at a minimum of:

- 50 metres from any residentially zoned property.
- 50 metres from any residentially used building on any adjoining property.
- 20 metres from any public road, river or property boundary other than a boundary with any residentially zoned property.

##### (b) Access and Loading

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(e) and (f) Loading Space Provision and Design.

##### (c) Cultural and Natural Heritage

Compliance with the provisions of Section 17 - Cultural and Natural Heritage.

##### (d) Hazardous Substances

Compliance with the provisions of Section 14 - Hazardous Substances.

**(e) Signs**

Compliance with R6.1.5.

**(f) Height**

Any buildings or structures shall comply, in terms of height, with R13.4.7.1

**Explanation**

*This group of activities includes activities which are either the predominant rural activities, e.g. farming, or those which have minor effects, e.g. soil conservation works. As such, the effects of these activities are well identified and the performance standards attempt to mitigate effects which are likely to be unacceptable to the rural community or which will have an adverse effect on the environment - for instance the smell and general aversion to the effects of the concentration of even small numbers of pigs or poultry. The separation distances are intended to ensure that buildings housing animals are kept away from dwellings to reduce such impacts. Further separation distances are provided for in respect of on-site effluent disposal under R9.5.4.*

**NOTE TO PLAN USERS**

Also refer to R23.6.2(i) – Radiofrequency Field Exposure

**R9.5.2 PRODUCTION FORESTRY**

Production Forestry is a Permitted Activity provided it complies with the following Performance Standards.

**Performance Standards**

**(a) Planting Notice**

Prior to the commencement of planting, the following information must be provided to the Council:

- The number of hectares to be planted.
- The species to be planted.
- The sequence of land preparation, planting and other activities associated with establishing the new forest
- The legal description and location of the site or sites to be planted.
- The sources and location of water supplies for firefighting purposes.
- The intended crossing places and local road to be used in the management of the forest.

**(b) Separation Distances**

Production Forestry plantings must not come within:

- 5 metres of an adjoining property boundary under a separate Certificate of Title and separate ownership, which is not forested; or
- 10 metres from the edge of the carriageway of a formed public road; or

**(c) Harvesting Notice**

At least one month prior to the commencement of harvesting, the following information must be provided to the Council:

- Identification of the access points and roads to be used by logging vehicles; and
- The projected number of traffic movements per day.

**(d) Access and Loading**

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(e) and (f) Loading Space Provision and Design.

**(e) Duration of Occupation**

Any portable sawmill used on a site must not operate for longer than six consecutive months, within any calendar year.

**(f) Cultural and Natural Heritage**

Compliance with the provisions of Section 17 - Cultural and Natural Heritage.

**(g) Signs**

Compliance with R6.1.5.

**Explanation**

*Production forestry involves the planting and tending of trees and many years later the harvesting of those trees followed by the replanting of trees in a crop rotation system. The Planting Notice provides legal authorisation for the establishment of a production forest including the planting, harvesting and replanting activities in rotation. A period of 28-30 years is a typical forest rotation.*

*In terms of the planting of the trees the main effects stem from the potential to cause shading and icing of roads in winter, overshadowing of adjacent properties as trees mature, damage from wind throw and decay or to create a fire risk. The sheer bulk of trees planted at productive forestry stocking rates can lead to a feeling of oppression by adjoining landowners particularly if the forest is adjacent to a house site. Hence the provision for a range of separation distances. In the specific case of forest-to-forest property boundaries, where 'give and take' boundaries often apply and land use conflicts are unlikely to arise, a separation distance is applied to adjoining properties, which are not forested.*

*Information collected through the Planting Notice also provides a useful information base to assess the effects of the on-going development of forestry within the City, and to ensure there is early identification of any actual or potential adverse effects.*

*At the time of harvest there is potentially the greatest chance of the emergence of adverse environmental effects. These, however, mainly relate to earthworks and soil and water effects which are the appropriate concern of the Manawatu-Wanganui Regional Council. Activities in the beds of rivers are restricted under Section 13 of the Act and will require a resource consent, unless permitted in the Regional Plan. Vegetation clearance (which includes forest harvesting) or soil disturbance may require a land use consent from the Regional Council on land vulnerable to erosion. In terms of the Palmerston North City Council, the primary concern arises from traffic-related effects, hence the requirement for information on the roads to be used by logging vehicles the access points and projected quantity of traffic movements per day. As the Road Controlling Authority, Council's expectation is that there are safe access points and that extraction and loading activities are undertaken on the site. Provision has been made to allow for limited milling operations to occur on the site, provided that this does not give rise to a permanent sawmilling operation on the site.*

**NOTE TO PLAN USERS**

Vegetation clearance, which includes forest harvesting, adjacent to some waterbodies may require land use consent from the Regional Council.

**R9.5.3 HOME OCCUPATIONS (WITHOUT RETAILING FROM THE SITE)**

For provisions relating to Home Occupations with retailing from the site, refer to R9.6.1.

Home Occupations (without retailing from the site) are a Permitted Activity provided they comply with the following Performance Standards.

**Performance Standards**

**(a) Number of Employees**

In addition to any person or persons living on the site, no more than two external full-time employees shall work on the site.

**(b) Floor Area**

The gross floor area of the principal or accessory building used by a Home

Occupation shall not exceed 100m<sup>2</sup>.

**(c) Dust**

Any activity involved as a home occupation shall not generate or discharge levels of dust (or other particulate matter) that is deemed to be offensive and/or objectionable and causes potential adverse effects on the surrounding environment. A potential adverse effect, arising from the discharge of particulate matter, will occur if:

- there is visible evidence of particulate matter suspended in the air across a site boundary; and/or
- there is visible evidence of particulate matter, traceable from the activity, settling on the ground or structure on a neighbouring site, or water.

**(d) Hours of Operation**

Home Occupations may operate only between 7am and 10pm.

**(e) Signs**

Compliance with R6.1.5.

**(f) Lighting**

Any artificial lighting system shall ensure that its use does not result in added illuminance over and above the measured ambient level, in excess of 8 lux measured in the vertical plane at the windows of any building used for residential purposes on another site.

**(g) Access and Loading**

Compliance with the following performance standards of R20.4.2:

20.4.2(a) Vehicle Access;

20.4.2(e) and (f) Loading Space Provision and Design.

**(h) Parking**

(i) Compliance with Rules:

20.4.2(b)(i) Parking Spaces for People with Disabilities

20.4.2(d) Formation of parking Spaces

(ii) Any parking associated with the Home Occupation must be located on the site.

**(i) Hazardous Substances**

Compliance with the provisions of Section 14 - Hazardous Substances.

**(j) Cultural and Natural Heritage**

Compliance with the provisions of Section 17 - Cultural and Natural Heritage.

**(k) Noise**

Compliance with R9.11.1.

**Explanation**

*Home Occupations provide the opportunity for rural people to develop employment opportunities based at their home. The major concern is to ensure that the activity does not create unacceptable or unexpected effects on the rural environment. This is partly achieved by limiting the number of people who live off the site who may work in the business, to ensure that the activity and its effects remain small and compatible with the character of the rural area. The other performance standards address specific effects such as parking.*

### R9.5.4 EFFLUENT PONDS FOR ON FARM WASTE DISPOSAL

Effluent Ponds for On-Farm Waste Disposal are a Permitted Activity provided that the following Performance Standards are complied with:

#### Performance Standards

##### (a) Separation Distances

Non-Piggery Effluent

From any boundary: 60 metres

From any residentially used building on an adjoining site: 150 metres

From any Residential Zone 1600 metres

From any marae, public building, church, school or recreation area: 200 metres

Piggery Effluent – as per Table 9.1 below:

**Table 9.1**

PIGGERY EFFLUENT			
Buffer Zone Distance from Land Spreading and Treatment Ponds			
Description <i>Type of System</i>	Minimum Distance in metres		
	<i>Land Spreading [i] Anaerobic</i>	<i>Land spreading [ii]</i>	<i>Subsoil Injection -</i>
From a Residential Zone	1500	2000	500
From a Rural-Residential Area, Marae, Public Hall, Church, School, Recreation Area	500	100	200
From an isolated	250	500	150

[i] Effluent for surface spreading, stored anaerobically for less than 48 hours

[ii] Effluent for surface spreading, stored anaerobically without treatment for more than 48 hours

##### (b) Screening

All ponds must be fenced and screened from any residentially used building on an adjacent site to which the ponds are visible, by screen planting of vegetation capable of growing to 1.8 metres in height, or a solid board fence of not less than 1.8 metres in height.

##### (c) Cultural and Natural Heritage

Compliance with the rules of Section 17 - Cultural and Natural Heritage.

#### **Explanation**

Effluent ponds are an essential element of rural land use, and when well-constructed and located, offer an environmentally acceptable means of on-site disposal of farm waste. However, there are a number of potential negative effects, which are controlled by the performance standards. Any discharge of effluent from an effluent pond to water or land may require a resource consent from the Manawatu-Wanganui Regional Council, in accordance with the provisions of the One Plan. However, the One Plan does not require a consent for the effluent pond itself, as this is permitted by a building consent.

### **R9.5.5 DWELLINGS, ACCESSORY BUILDINGS, INCLUDING RELOCATED DWELLINGS AND ACCESSORY BUILDINGS (EXCEPT THOSE PROHIBITED BY R9.10.1) AND MICRO SCALE WIND TURBINES.**

Dwellings, Accessory Buildings and Micro Scale Wind Turbines are Permitted Activities provided the following Performance Standards are complied with:

#### **Performance Standards**

##### **(a) Site Size**

The net site must consist of a contiguous area of not less than:

- i. 5000m<sup>2</sup> of land in the Aokautere Rural-Residential Area.
- ii. 1.5ha of land in the Moonshine Valley Rural Residential Area.
- iii. 1 ha of land in the Rural Residential Overlay Area and all other areas

##### **(b) Separation Distances**

- i. No dwellings or accessory buildings used as sleep outs may be located less than:
  - a. 10 metres from a front boundary;
  - b. 5 metres from any other boundary.
  - c. 1.5km from the location of any wind turbine on a site for which a Wind Farm resource consent application has been granted, whether or not the wind turbine has been constructed.
- ii. Accessory buildings housing or intended to house animals shall be located not less than 10 metres from a boundary.
- iii. Accessory buildings not intended to house animals shall be located not less than 3 metres from a boundary.
- iv. No Micro Scale Wind Turbine may be located within 10 metres of any boundary.

##### **(c) Height**

- i. Dwellings and Accessory Buildings - maximum height of 9 metres; and
- ii. Any buildings or structures shall comply, in terms of height, with R13.4.7.1.

##### **(d) Access**

Compliance with R20.4.2(a) Vehicle Access.

##### **(e) Numbers**

- i. On sites of 20ha or less:
 

One dwelling plus one dependent dwelling unit for which a resource consent must be obtained.
- ii. On sites over 20ha:
 

A maximum of two dwelling units plus one dependent dwelling unit, for which a resource consent must be obtained.
- iii. One Micro Scale Wind Turbine per site.

##### **(f) Air Noise Control**

Compliance with R10.6.1.1(h).

##### **(g) Cultural and Natural Heritage**

Compliance with the rules of Section 17 - Cultural and Natural Heritage.

**(h) Relocation Dwellings and Accessory Buildings**

- (a) Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.
- (b) A building pre-inspection report prepared by a licenced building practitioner shall accompany the application for building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building.
- (c) The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site.
- (d) All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated building shall be completed within 9 months of the building being delivered to the site. Without limiting (b) above, reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.
- (e) The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 9-month period.
- (f) Any relocated building intended for use as a dwelling shall comply with the Performance Standards of R9.5.5(a)-(g) and (i).
- (g) Any relocated building shall comply with the Air Noise Control provisions in R10.6.1.1(h).
- (h) Any relocated building shall comply with the provisions of Section 14 Hazardous Substances.
- (i) Compliance with R9.11.2 and R9.7.2

**(i) Provision of Firefighting Water Supply**

For any new or relocated dwelling, either

- (a) Firefighting water supply is required by a previous subdivision consent relating to the land;

Or

- (b) A firefighting water supply is provided that is:
  - i. Accessible to firefighting equipment; and
  - ii. Located between 6 metres and 90 metres of the dwelling, and either:
    - Stores at least 45,000L or
    - Provides at least 25L/s for 30 minutes:

Or

- (c) A home fire sprinkler system is provided that is fitted with a reliable year-round water supply

**Explanation**

*Dwellings and accessory buildings are clearly an essential feature of the rural area, housing farmers, others who work in the rural area and rural-residential dwellers. However, it is important that new dwellings are established in a way which ensures that they have the most minimal effects on the environment and in a way which protects the character of the rural area. It is for this reason that one of the performance standards is a minimum lot size as this ensures that the "paper town" with its small urban-sized sections in the Linton area and near Bunnythorpe, does not emerge as an unplanned and unserviced settlement. There are also requirements for buildings to be separated from roads and buildings on adjoining sites to ensure that the open nature of the rural area is maintained. Restrictions*

on the number of dwellings have been included to ensure that they are used to build dwellings for those working on the farm rather than as a way of evading the rural-residential provisions. On-site effluent disposal systems may require a resource consent from the Manawatu-Wanganui Regional Council, in accordance with the provisions of the One Plan. However, the One Plan does not require a consent for the on-site wastewater treatment system itself, as this is permitted by a building consent from the Palmerston North City Council.

The separation distance for dwellings and accessory buildings from an existing or consented commercial wind turbine is intended to ensure rural residents are protected from unreasonable noise and sleep disturbance at night, and have a reasonable amenity at locations near a Wind Farm. It will also avoid reverse sensitivity complaints that might impact on the efficient and continued operations of Wind Farms. The 1.5km setback is recognised as the distance within which a residentially occupied building or other noise sensitive activities such as education or early childhood facilities, may experience adverse effects from wind noise generated by a wind turbine.

As the operational noise emitted by aircraft at Palmerston North Airport can be intrusive and disturb night-time sleep, any new dwelling, and addition or alteration to an existing dwelling, located in the vicinity of the Airport will be required to provide an appropriate level of noise insulation. In order to ensure that responsibility for mitigation of this aircraft operational noise does not rest solely with rural property owners, specific noise mitigation requirements have also been imposed on operational activities within the Airport Zone (refer to R13.4.6.1).

#### NOTES TO PLAN USERS

The provision of Section 36 of the Building Act 1991 will be used in the consideration of any stability issues when any application is made for a building consent.

Also refer to R22.5.2 – Flood Protection Area, R22.6.2.1 Flood Prone Areas and R23.6.2(i) – Radiofrequency Field Exposure

### R9.5.6 EXISTING INDUSTRIES

The following existing industries are Permitted Activities provided the following Performance Standards are complied with, being:

- i. The pharmaceutical manufacturer known as:  
**New Zealand Pharmaceuticals Limited on Lot 1 DP 54984, Lot 1 DP 33976, Eyre Road, Linton.**
- ii. The contractors depot known as:  
**Ware Transport Limited on Lot 2 DP 62000, Shirriffs Road, Longburn.**
- iii. The agricultural equipment designer and manufacturer known as:  
**C-Dax Systems Limited on Lot 1 DP 65373, Harts Road.**
- iv. The civil engineering and contracting business known as:  
**G Blackley Constructed Limited on Lot 1 DP 15400 and Lot 1 DP 26943, Stoney Creek Road.**
- v. The sawmilling and timber sales yard known as:  
**Tiritea Sawmilling 2005 Limited on Lot 2 DP 23159 and Sec 218 town of Fitzherbert, Tennant Drive, Linton.**
- vi. The sawmilling and timber sales yards known as:  
**Ashhurst Timber Co Limited, on Lot 1 DP 64198, Orrs Road, Aokautere.**

#### Performance Standards

##### (a) Nature of the Activity

Any activity undertaken on the site must have been undertaken as at 31 May 1995.

##### (b) Hours of Operation

In the case of Ware Transport Limited, the hours of operation shall be between 7am

and 10pm Monday to Saturday, with no activity on Sunday.

In the case of New Zealand Pharmaceuticals Limited, the hours of operation shall be 24 hours a day, seven days a week.

All other industries in this grouping may commence no earlier than 6am and must cease activity by 10pm (Monday - Saturday) and commence no earlier than 7am and cease by 4pm on Sundays.

**(c) Parking, Access and Loading**

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities
- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(e) and (f) Loading Space Provision and Design.

**(d) Cultural and Natural Heritage**

Compliance with the rules of Section 17 - Cultural and Natural Heritage.

**(e) Hazardous Substances**

Compliance with the rules of Section 14 - Hazardous Substances.

**(f) Noise**

Compliance with R9.11.1.

**(g) Signs**

Compliance with R6.1.5.

**Explanation**

*Within the rural area there are a number of long-established industries, the effects of which are largely compatible with surrounding uses. It is important that these industries continue to exist and provide services and employment within the rural community, with effective environmental and amenity controls*

**R9.5.7 TIELCEY PARK EQUESTRIAN COMPLEX**

The Equestrian Complex known as Tielcey Park located on Section 243, Pt Section 245 and Lot 2 DP 3524 Blk XII Kairanga SD, Fitzherbert Road East is a Permitted Activity, provided the following Performance Standards are complied with:

**Performance Standards**

**(a) Activities**

Any development on the site shall not create an area of more than:

- i. 100m<sup>2</sup> gross floor area of retailing of equestrian equipment;
- ii. 150m<sup>2</sup> gross floor area of facilities for eating.

**(b) Access, Parking and Loading**

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(e) and (f) Loading Space Provision and Design.

**(c) Cultural and Natural Heritage**

Compliance with the rules of Section 17 - Cultural and Natural Heritage.

**(d) Signs**

Compliance with R6.1.5.

**(e) Height**

i. All Buildings — maximum height of 9 metres.

**(f) Separation Distances**

i. Any building other than a residential building shall be located at least 10 metres from any boundary. Any residential building shall comply with R9.5.5(b).

**R9.5.8 TEMPORARY MILITARY TRAINING ACTIVITIES**

Temporary Military Training Activities are a Permitted Activity, provided the following Performance Standards are complied with:

**Performance Standards**

**(a) Buildings and Structures**

- i. Any buildings and/or structures erected must be in compliance with performance standards (b) and (c) of R9.5.5; and
- ii. Any buildings erected in association with the Temporary Military Training Activity must be removed at the conclusion of the activity unless they are in compliance with R9.5.5.

**(b) Excavations and Alterations to Landform**

Where the activity involves any excavations or alterations to landform, the ground must be reinstated as close as practicable to the condition it was in, prior to its disturbance.

**(c) Duration and Frequency of Activities**

The activity is limited to a period not exceeding 31 days with a period of 7 days allowed for set up prior to the activity and an additional 7 days for takedown after the activity.

**(d) Noise**

- (i) Mobile Noise Sources - Compliance with Table 2 and Table 3 of NZS 6803:1999 Acoustics – Construction Noise.
- (ii) Fixed (Stationary) Noise Sources - Compliance with the following noise limits:

Sound emissions from fixed (stationary) noise sources, excluding live firing of weapons and single or multiple explosive events, when measured at any point within any land zoned for residential purposes or at the notional boundary of any noise sensitive activity (other than a site from which noise is emitted or a road), shall not exceed the following limits:

7:00am – 7:00pm	55dB L <sub>Aeq</sub> (15 mins)
7:00pm to 10:00pm	50dB L <sub>Aeq</sub> (15 mins)
10:00pm – 7:00am	45dB L <sub>Aeq</sub> (15 mins)
Night-time L <sub>max</sub> 10:00pm – 7:00am	75dBA L <sub>max</sub>

Notional boundary is defined as a line 20 metres from any side of a dwelling or the legal boundary where this is closer to the dwelling.

- (iii) Live firing of weapons, firing of blank ammunition, single or multiple explosive events – compliance with the following limits:

- (a) The activity shall only occur between 7am – 7pm; and
- (b) Within any rolling 90-day period:
  - (i) The activity (i.e. TMTA involving live firing of weapons, firing of blank ammunition, single or multiple explosive events) shall occur for a maximum duration of 3 consecutive days at any site; and
  - (ii) Where more than one such activity occurs, each activity shall be located at a distance of at least 2km from the previous activity when measured from the boundary of any site on which the activity took place.
- (c) Sound emissions shall not exceed 70dBA  $L_{max}$  measured at the notional boundary of any building housing a noise sensitive activity.
- (iv) Sound emissions from any other activity sources shall comply with R9.11.1 Noise

**Explanation**

*The New Zealand Defence Force (NZDF) carries out temporary military training activities in areas not designated for defence purposes. Such temporary training involves military activities by regular and territorial force units in zones throughout Palmerston North City.*

*Noise from mobile sources includes sources such as personnel light and heavy vehicles, self-propelled equipment and earth moving equipment. Fixed (stationary) noise sources include noise sources such as power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping/treatment systems.*

*The Defence Act 1990 provides for the raising and maintenance of armed forces. Military training activities are essential in enabling the NZDF to maintain operational capability. The above standards have been designed to enable the NZDF to carry out temporary military training activities in the Rural Zone while ensuring that any adverse effects of training activities on the environment are mitigated.*

## 9.6 Rules: Controlled Activities

### R9.6.1 CONTROLLED ACTIVITIES

Garden Centres, Home Occupations with retailing from the site, Nurseries and Roadside Stalls where access is not from a State Highway, a Limited Access Road, Old West Road or the Pahiatua Track and complies with the following Performance Standards are Controlled Activities in respect of:

- The Safe and Efficient Operation of the Roding Network.

**Performance Standards**

**(i) Separation Distances**

- i. Any vending point must be located at least 30 metres from the front boundary of the property.
- ii. Any building must be located at least 20 metres from any residentially used property.

**(ii) Signs**

Compliance with R6.1.5.

**(iii) Parking and Access**

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities
- 20.4.2(c) Car Park Landscape Design;
- 20.4.2(d) Formation of Parking Spaces;

- 20.4.2(e) and (f) Loading Space Provision and Design;
- 20.4.2(g) Cycle Parking Provision and Design;
- 20.4.2(h) Cycle Parking End of Trip Facilities

**(iv) Height**

- i. All buildings — maximum height of 9 metres; and
- ii. Any buildings or structures shall comply, in terms of height, with R13.4.7.1.

**(v) Home Occupations Only**

Compliance with the performance standards of R9.5.3.

**(vi) Cultural and Natural Heritage**

Compliance with the rules of Section 17 - Cultural and Natural Heritage.

**(vii) Hazardous Substances**

Compliance with the rules of Section 14 - Hazardous Substances.

**Determination Clause**

In determining what conditions if any to impose, Council will, in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria

**Assessment Criteria**

- (i) to avoid, remedy or mitigate the effects of vehicle movements to and from the site on the safe and efficient operation of the roading network.
- (ii) to ensure that adequate on-site parking and manoeuvring areas are provided and that there is no overspill of parking onto adjoining roads.

**Non-Notification**

There will be no public notification or limited notification of a resource consent application for activities under R9.6.1.

**NOTES TO PLAN USERS**

Applications for controlled activities will not be publicly notified unless the applicant requests public notification pursuant to section 95A(2)(b) or unless the Council considers that special circumstances exist pursuant to section 95A (4). The non-notification provision relating to R9.6.1 provides that notice of applications for controlled activities will not be served on affected persons (limited notification).

**R9.6.2 DEPENDENT DWELLING UNITS (EXCLUDING THOSE PROHIBITED BY R9.10.1)**

Dependent Dwelling Units (excluding those prohibited by R9.10.1), which comply with the following Performance Standards, are a Controlled Activity in respect of:

- External Appearance.

**Performance Standards**

**(a) Number**

There shall be only one dependent dwelling unit associated with any dwelling.

**(b) Floor Area**

The floor area of the dependent dwelling unit shall not exceed 100m<sup>2</sup>.

**(c) Duration**

A dependent dwelling unit must be removed or integrated into the main building within

six months of occupation by the dependent person ceasing.

**(d) Other**

Compliance with the performance standards in R9.5.5(b)(i)(c), (c), (d), (e), (g), (h) and (i).

**(e) Air Noise Control**

Compliance with R10.6.1.1(h).

**Determination Clause**

In determining what conditions to impose, if any, Council will, in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria:

**Assessment Criteria**

- i. To ensure the location and appearance of the dependent dwelling unit is compatible with the existing dwelling and surrounding area.

**Non-Notification**

Notice of applications for controlled activities (R9.6.3) need not be served on any persons who, in the Council's opinion may be adversely affected by the activity.

**NOTES TO PLAN USERS**

Applications for controlled activities need not be publicly notified unless the applicant so requests pursuant to section 95A(2)(b) or unless the Council considers that special circumstances exist and determines, in its discretion, to notify the application (section 95A(4)). The non-notification provision relating to R9.6.3 provides that notice of applications for controlled activities need not be served on any affected parties (limited notification).

**R9.6.3 EXPANSION OF EXISTING INDUSTRIES**

The expansion of existing industries, listed in R9.5.6, within the existing industry site boundaries identified in R9.5.6 which comply with the following Performance Standards, is a Controlled Activity in respect of:

- Site layout.
- The safe and efficient operation of the roading network.

**Performance Standards**

**(a) Compliance with the Performance Standards of R9.5.6(a) to (g)**

**(b) Screening**

Any new building must be screened from any other property by a close boarded fence of not less than 1.8 metres in height or dense planting of trees capable of growing to 5 metres in height. Any such planting to be undertaken in the first growing season after the expansion has occurred.

**(c) Hazardous Substances**

Compliance with the provisions of Section 14 — Hazardous Substances.

**(d) Extent of Expansion**

Expansion of buildings and yard areas shall be restricted to those sites as defined in R9.5.6, and shall not exceed the following:

- i. **New Zealand Pharmaceuticals Limited** - all buildings must be a minimum of 5 metres from an external site boundary and must not exceed a height of 5 metres plus the shortest horizontal distance to the nearest boundary, up to a maximum

height of 20 metres.

- ii. **C-Dax Limited** - site coverage must not exceed 5% of the gross site area and no new building shall be located more than 20 metres from an existing building.
- iii. **Blackley Constructed Limited, Tiritea Sawmill 2005 Limited, and Ashhurst Timber Co Ltd** - expansion must be not more than double the building area or area of sealed yard which existed on 31 May 1995.
- iv. **Height**
- v. The height of new buildings and structures must comply with R13.4.7.1.

### Determination Clause

In determining what conditions to impose, if any, Council will, in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria:

### Assessment Criteria

- a. To avoid, remedy or mitigate the effects of additional traffic generated on the efficiency of the roading network.
- b. To ensure adequate provision is made for parking, access and manoeuvring areas.
- c. To avoid, remedy or mitigate the effects of the proposed expansion on the amenity values and ambience of the surrounding rural environment.

#### Explanation

*The industries detailed above have existed for many years and it is appropriate to allow them to undertake some expansion of their present activities where the effects on adjoining activities can be controlled. This should allow these businesses to continue to develop with a degree of certainty as to their ability to expand, while ensuring that adverse environmental effects are mitigated or avoided.*

### Non-Notification

Notice of applications for controlled activities (R9.6.3) need not be served on any persons who, in the Council's opinion may be adversely affected by the activity.

#### NOTES TO PLAN USERS

Applications for controlled activities will not be publicly notified unless the applicant requests public notification pursuant to section 95A(2)(b) or unless the Council considers that special circumstances exist pursuant to section 95A (4). The non-notification provision relating to R9.6.4 provides that notice of applications for controlled activities will not be served on any affected persons (limited notification).

## 9.7 Rules: Restricted Discretionary Activities

### R9.7.1 DWELLINGS AND ACCESSORY BUILDINGS NOT COMPLYING WITH PERMITTED ACTIVITY PERFORMANCE STANDARDS FOR HEIGHT AND SEPARATION DISTANCE (PERFORMANCE STANDARDS R9.5.5(B)(I)(C) AND ACTIVITIES PROHIBITED BY R9.10.1)

Dwellings and Accessory Buildings not complying with Permitted Activity Performance Standards for height and separation distance (excluding Performance Standards R9.5.5(b)(i)(c) and activities prohibited by R9.10.1) are Restricted Discretionary Activities with regard to:

- Design and Appearance
- Site Layout

- Effects on Adjoining Neighbours.

### **Determination Clause**

In determining whether to grant consent and what conditions to impose, if any, Council will, in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria:

#### **Assessment Criteria**

- (a) The extent to which the existence of any particular topographical or physical feature on the site which makes compliance impracticable.
- (b) The extent to which the adverse effects on the visual amenity and ambience of the surrounding environment are avoided, remedied or mitigated.
- (c) The extent to which the loss of sunlight, daylight or privacy to an adjoining site is avoided, remedied or mitigated.

### **R9.7.2 RELOCATED DWELLINGS (EXCLUDING THOSE PROHIBITED BY R9.10.1)**

Relocated Dwellings (excluding those prohibited by R9.10.1), which do not comply with the Permitted Activity Performance Standards in R9.5.5(a) to (h) (excluding Performance Standard R 9.5.5(b)(i)(c)), are a Restricted Discretionary Activity with regard to:

- External Appearance

#### **Determination Clause**

In determining what conditions, if any to impose, Council will, in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following further assessment criteria:

#### **Assessment Criteria**

- (i) To ensure that the external appearance and structural soundness of the building will not have adverse environmental effects on the existing amenity values and ambience of the surrounding area.

#### **Non-Notification**

Notice of applications for controlled activities (R9.7.3) need not be served on any persons who, in the Council's opinion may be adversely affected by the activity. There will be no public notification or limited notification of a resource consent application for activities under R9.6.2.

### **R9.7.3 HOME OCCUPATIONS NOT COMPLYING WITH PERMITTED ACTIVITY PERFORMANCE STANDARDS**

Home Occupations not complying with Permitted Activity Performance Standards are a Restricted Discretionary Activity with regard to:

- Effects on Adjoining Rural Environments
- The Safe and Efficient Operation of the Roading Network.

#### **Determination Clause**

In determining whether to grant consent and what conditions to impose, if any, Council will, in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria:

#### **Assessment Criteria**

- a. The extent to which the effects of noise or other environmental disturbance on the adjoining rural environment are avoided, remedied or mitigated.

- b. The extent to which the design appearance and nature of the activity is appropriate does not cause adverse effects on the ambience and amenity values of the adjoining rural area.
- c. The extent to which the effects on the safe and efficient operation of the roading network from the traffic movements generated by activities environment are avoided, remedied or mitigated.
- d. To ensure the provision of adequate on-site parking, loading, manoeuvring and access space to avoid this taking place on roads, and to avoid, remedy or mitigate adverse effects on the surrounding rural environment.

**R9.7.4 ROADSIDE STALLS, GARDEN CENTRES AND NURSERIES, WITH ACCESS TO A STATE HIGHWAY, LIMITED ACCESS ROAD, OLD WEST ROAD OR THE PAHIATUA TRACK**

Roadside Stalls, Garden Centres and Nurseries with access to a State Highway with a maximum speed limit of up to 70km/h, Limited Access Road, Old West Road or the Pahiatua Track, which comply with the following Performance Standards, are a Restricted Discretionary Activity with regard to:

- The Safe and Efficient Operation of the Roothing Network

**Performance Standards**

**(a) Roadside Stalls, Garden Centres and Nurseries**

Compliance with the Performance Standards of R9.6.1.

**Determination Clause**

In determining whether to grant consent and what conditions to impose, if any, Council will, in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria:

**Assessment Criteria**

- a. To avoid, remedy or mitigate the effects on the safe and efficient operation of the land transport network from the traffic movements generated by activities.
- b. To ensure the provision of adequate on-site parking, loading, manoeuvring and access space to avoid this taking place on roads.

**Explanation**

*The traffic generated by these types of activities has the potential to impact on the safety and efficiency of the adjoining road networks and it is therefore necessary to carefully examine the details of such proposals, to ensure these effects can be avoided, remedied or mitigated.*

*In respect of these activities, it should be noted that the permission of the relevant Road Controlling Authority (New Zealand Transport Agency or Palmerston North City Council) may be required.*

**R9.7.5 PRODUCTION FORESTRY NOT COMPLYING WITH PERMITTED ACTIVITY PERFORMANCE STANDARDS**

Production Forestry not complying with Permitted Activity Performance Standards is a Restricted Discretionary Activity with regard to:

- Effects on the Amenity Values of the Adjoining Rural Environment
- The Safe and Efficient Operation of the Roothing Network
- The extent to which the location of the new planting, and its ongoing management, will contribute to the wildfire hazard posed to adjacent dwellings.

## Determination Clause

In determining whether to grant consent and what conditions to impose, if any, Council will in addition to the City View objectives in Section 2 and the objectives and policies of this Zone, assess any application in terms of the following assessment criteria:

### Assessment Criteria

- (a) The extent to which the forest activity complies with the New Zealand Environmental Code of Practice for Plantation Forestry and the New Zealand Forest Road Engineering Manual.
- (b) The extent to which the effects of noise, dust and other environmental disturbances on the adjoining rural environment, including the amenity of any adjacent residential uses, can be avoided, remedied or mitigated.
- (c) To avoid, remedy or mitigate the adverse effects of traffic associated with the harvesting of the forest on the safe and efficient operation of the road network.
- (d) The extent to which the location of the new planting, and its ongoing management, will contribute to the wildfire hazard posed to adjacent dwellings.

#### **Explanation**

*Production forestry can create adverse effects for neighbouring land uses and the road network, including overshadowing as trees mature, damage from wind throw and decay of trees. The intent of the separation distances and the other standards are to ensure that effects can be avoided, remedied or mitigated. The Discretionary Activity status provides Council with the opportunity to take into account any site-specific matters or unique circumstances related to the production forest and its ancillary activities, to ensure any adverse effects can be avoided, remedied or mitigated.*

*In respect of these activities, it should be noted that the Manawatu-Wanganui Regional Council may have separate consent requirements.*

## R9.7.6 DOMESTIC WIND TURBINE

A Domestic Wind Turbine is a Restricted Discretionary Activity, with regard to:

- On-Site Location
- Effects on adjoining Neighbours
- Landscape and Visual Effects
- The Safe and Efficient Operation of the Roothing Network

### Determination Clause

In determining whether to grant consent and what conditions if any to impose, Council will, in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria:

### Assessment Criteria

- (a) The contribution of the turbine to achieving national renewable electricity targets and mitigating the impacts of climate change.
- (b) Whether the proposed location is appropriate and will provide for the efficient operation of the domestic turbine, taking into account:
  - (i) The model and proposed location of the wind turbine;
  - (ii) Topographical or other physical features of the site;
  - (iii) Any meteorological feature,
  - (iv) The nature of building development and planting on-site.
- (c) The extent to which the ambience and amenity values of adjacent properties and

dwellings will be adversely affected by the domestic wind turbine, in particular:

- (i) Visual domination;
  - (ii) Loss of access to sunlight and daylight;
  - (iii) Cumulative effects with other domestic wind turbines and the extent to which these effects can be avoided, remedied or mitigated.
- (d) The extent to which any landscape and visual effects of the domestic wind turbine can be mitigated by landscaping, planting or other forms of amenity treatments.
- (e) The extent of compliance with the District Plan Noise Standard (R9.11.1 Noise); or in the circumstance where the set noise levels are not able to be met, the extent of compliance with the noise limits in the New Zealand Standards for Environmental Noise (NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound).
- (f) The extent to which earthworks and other environmental disturbance on the amenity of adjacent properties and residences and the surrounding environment, can be avoided, remedied or mitigated.
- (g) The extent to which any effects on the safe and the efficient functioning of the road network, from blade glint and shadow flicker, can be avoided, remedied or mitigated.
- (h) The extent to which the domestic wind turbine will contribute to adverse cumulative effects on the characteristics and values of the Tararua Ranges Outstanding Natural Features and Landscapes, identified in Map 9.1: Tararua Ranges Landscape Protection Area.

**Explanation**

*A domestic wind turbine has the potential to produce a range of adverse effects depending on the type and number of wind turbine proposed, the site context and activities in the surrounding environment. It is therefore necessary to assess each application carefully to ensure effects can be avoided, remedied or mitigated. A restricted discretionary consent process gives the Council the opportunity to assess specific matters and impose conditions to avoid, remedy or mitigate effects. Mitigation measures for a domestic wind turbine may include consideration of alternative siting, design or colour of a wind turbine(s)*

*This rule gives effect to section 7(j) of the RMA which requires Council to have particular regard to the benefits derived from the use and development of renewable electricity and the National Policy Statement for Renewable Electricity Generation which directs that District Plans promote and enable the development and operation of domestic-scale wind turbines.*

*Sound generated by a domestic wind turbine must comply with the District Plan noise standards (R9.11.1) at the boundary of the property. Where this standard is not able to be met, wind turbine noise will be measured in accordance with NZS 6801: 1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound.*

**R9.7.7 TEMPORARY MILITARY TRAINING ACTIVITIES WHICH DO NOT COMPLY WITH PERMITTED ACTIVITY STANDARDS**

Temporary Military Training Activities that do not comply with the Permitted Performance Standards of R9.5.8 are a Restricted Discretionary Activity, with regard to:

- Duration;
- Time of Day;
- Noise levels at the notional boundary of any site containing a noise sensitive activity; and
- Any noise management and mitigation measures proposed.

## Determination Clause

In determining whether to grant consent and what conditions if any to impose, Council will, in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria;

### Assessment Criteria

- (a) The extent to which the effects of noise, including the peak sound levels resulting from impulsive noise, impacts on noise sensitive activities.
- (b) The extent to which the noise management measures will avoid, remedy or mitigate the likely noise impacts.
- (c) Whether a consultation programme is available for communication with occupiers and owners of affected sites, prior to the military training activities commencing, with such consultation including notice of the event, methods for following up complaints received during and after the event, and the process of liaison with Council.

#### **Explanation**

*The New Zealand Defence Force (NZDF) may need to carry out military training activities that do not meet the performance standards for Permitted Activities. In this case, it is important to ensure that any adverse effects of military training activities on the environment are avoided, remedied or mitigated. The Restricted Discretionary Activity status provides Council with the opportunity to assess the proposed activities and to either grant or decline consent.*

## 9.8 Rules: Discretionary Activities

### R9.8.1 INTENSIVE FARMING, VETERINARY CLINICS AND ANIMAL BOARDING ESTABLISHMENTS

Intensive Farming, Veterinary Clinics and Animal Boarding Establishments are Discretionary Activities.

#### Determination Clause

In determining whether to grant consent and what conditions to impose, if any, Council will, in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria:

#### Assessment Criteria

- (a) To ensure the activity and any building and structures are of a scale and intensity which is in keeping with the character, amenity and ambience values of the existing rural environment.
- (b) The extent to which any adverse effects caused by noise, hours of operation or other environmental disturbance on the surrounding area, particularly residentially used sites are avoided, remedied or mitigated.
- (c) In relation to the intensive farming of pigs, the Council will have regard to 'EnviroPork (2005)' and the Environmental Management System published by the New Zealand Pork Industry Board ([www.pork.co.nz](http://www.pork.co.nz)).
- (d) The extent to which any adverse effects on the safe and efficient operation of the roading network from the traffic movements generated by activities are avoided, remedied or mitigated.
- (e) To ensure the provision of adequate on-site parking, loading, maneuvering and access space to avoid this taking place on roads.
- (f) The extent to which there is a functional need for the activity to locate in a rural area.
- (g) The extent to which the proposal retains the productive capability of rural land,

especially the productive use of versatile Class 1 and Class 2 soils.

#### **Explanation**

*These categories of activities have the potential to produce a range of adverse effects and it is therefore necessary to carefully examine the details of such proposals to ensure these effects can be avoided, remedied or mitigated.*

*In respect of these activities, it should be noted that the Manawatu-Wanganui Regional Council may have separate consent requirements.*

### **R9.8.2 SAWMILLS AND RURAL INDUSTRIES**

Sawmills and Rural Industries are Discretionary Activities.

#### **Determination Clause**

In determining whether to grant consent and what conditions to impose, if any, Council will in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria:

#### **Assessment Criteria**

- a. The extent to which adverse visual impacts of any proposed building, structure or storage areas for products and waste, on the surrounding rural environment, and on the landscape values of adjoining areas are avoided, remedied or mitigated.
- b. The extent to which the effects of noise, dust and other environmental disturbance, on the amenity of the surrounding area are avoided, remedied or mitigated.
- c. To avoid, remedy or mitigate the risk of contamination posed by hazardous substances.
- d. The extent to which the adverse effects on the safe and efficient operation of the roading network from the traffic movements generated by activities are avoided remedied or mitigated.
- e. To ensure the provision of adequate on-site parking, loading, manoeuvring and access space to avoid this taking place on roads.
- f. The extent to which there is a functional need for the industrial activity to locate in a rural area.
- g. The extent to which the proposal retains the productive capability of rural land, especially the productive use of versatile Class 1 and Class 2 soils.

#### **Explanation**

*Proposals for industrial activities will be considered on a case-by-basis to ensure that adverse effects on the adjoining rural environment, primary production activities and versatile soil resources are appropriately addressed, including adverse effects on the integrity and effective operation of the Rural Zone. All industrial activities in the rural area, because of the lack of services, have the potential to create adverse effects on the rural environment. Their usually, "one-off" location also increases their visual impact as does outdoor storage of goods and waste.*

*A Discretionary Activity consent process gives Council the opportunity to assess any adverse effects of these categories of activities and to ensure that those effects are avoided, remedied or mitigated.*

*In respect of these activities, it should be noted that the Manawatu-Wanganui Regional Council may have separate consent requirements.*

### **R9.8.3 QUARRYING, INCLUDING THE REMOVAL OF SAND, SHINGLE, SOIL OR OTHER MATERIAL, AND OIL AND GAS EXPLORATION ACTIVITIES**

Quarrying, including the removal of sand, shingle, soil or other material is a Discretionary Activity.

#### **Determination Clause**

In determining whether to grant consent and what conditions to impose, if any, Council will,

in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria:

### Assessment Criteria

- a. The extent to which any adverse effects on the safe and efficient operation of the roading network from the traffic movements generated by activities are avoided, remedied or mitigated.
- b. To ensure the provision of adequate on-site parking, loading, manoeuvring and access space to avoid this taking place on roads.
- c. The extent to which the effects of noise, dust and other environmental disturbances on the amenity values of the area, particularly on adjacent residential uses can be avoided, remedied or mitigated.
- d. To require any proposed reinstatement works to return the land to its previous, or a better state.
- e. The extent to which any effects of the proposal on any area of landscape, environmental or cultural significance, or of particular significance to tangata whenua are avoided, remedied or mitigated.
- f. To ensure that the extraction of gravel has no adverse effects on the management of the potential of the river and/or stream to flooding.
- g. The extent to which any effects on soil stability can be avoided, remedied or mitigated.
- h. The extent to which the proposal retains the productive capability of rural land, especially the productive use of versatile Class 1 and Class 2 soils.

#### Explanation

*Quarrying within the City frequently takes place at the interface of the land and a river. As such, this area represents a delicate environmental area on which there is the potential for significant adverse effects. Care needs to be exercised to ensure these and other effects such as noise can be mitigated and that land is restored to a reasonable state at the end of operations.*

*In the case of oil and gas exploration activities and the largely unknown effects of these activities, it is essential that applications for these activities be examined on a case-by-case basis.*

*In respect of these activities, it should be noted that the Manawatu-Wanganui Regional Council may have separate consent requirements.*

## R9.8.4 COMMUNITY AND LEISURE FACILITIES, TOURIST FACILITIES, EDUCATION FACILITIES AND EARLY CHILDHOOD FACILITIES, AND PLACES OF WORSHIP (EXCLUDING THOSE PROHIBITED BY R9.10.1)

Community and Leisure Facilities, Tourist Facilities, Education Facilities and Early Childhood Facilities, and Places of Worship are Discretionary Activities.

### Determination Clause

In determining whether to grant consent and what conditions to impose, if any, Council will in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria:

- a. To avoid, remedy or mitigate the effects of noise, hours of operation and other environmental disturbance on the amenity of the surrounding rural environment, particularly residentially used properties.
- b. To avoid, remedy or mitigate the adverse effects on the safe and efficient operation of the roading network from the traffic movements generated by activities.
- c. To ensure the provision of adequate on-site parking, loading, manoeuvring and access space to avoid this taking place on roads and providing opportunities for people to use

active and non-vehicular modes of transport.

- d. The extent to which the particular safety requirements of children are taken into account, in terms of the use of parking areas.
- e. To avoid, remedy or mitigate the visual impact of any proposed buildings or structures on the rural environment.
- f. To ensure the design and appearance of any structure is in character with or complementary to the ambience and amenity values of the rural environment.
- g. To avoid, remedy or mitigate the loss of sunlight, daylight or privacy to an adjoining site.
- h. To ensure that building construction is fitted with appropriate acoustic insulation to achieve a satisfactory internal noise environment.
- i. The extent to which there is a demonstrable functional need for the activity to locate in a rural area.
- j. The extent to which constraints on existing, lawfully established or consented activities are avoided, remedied or mitigated.
- k. The extent to which the proposal retains the productive capability of rural land, especially the productive use of versatile Class 1 and Class 2 soils.

**NOTES TO PLAN USERS**

1. Refer to Section 5.4(j) - Information Requirements for Land Use Consents for additional information to be provided when lodging an application for a resource consent in respect of noise attenuation.
2. Also refer to R9.11.1 – Noise.

**Explanation**

*The Rural Zone primarily provides for larger-scale agricultural land uses focused on primary production activities, such as farming and forestry, but also recognises that other non-agricultural activities contribute to the vitality and diversity of rural communities.*

*Proposals for education and early childhood facilities will be considered on a case-by-basis to ensure that adverse effects on the adjoining rural environment, primary production activities and versatile soil resources are appropriately addressed, including adverse effects on the integrity and effective operation of the Rural Zone.*

*Community and leisure facilities and tourism activities have the potential to cater for the recreation and leisure needs of the rural and wider community, including visitors to the City. However, their potentially diverse nature means they must be carefully assessed to ensure that all adverse effects are avoided, remedied or mitigated.*

**R9.8.5 ALTERATIONS AND ADDITIONS TO EXISTING BUILDINGS IN THE AIR NOISE CONTOUR IDENTIFIED ON MAP 10.6.6.1**

Alterations and additions to and/or replacement of any of the following buildings or activities on sites within the Air Noise Contour identified on Map 10.6.6.1, provided that the building or activity was lawfully established prior to 2 September 1998, are Discretionary Activities:

- Dwellings;
- Dependent Dwelling Units;
- Education and Early Childhood Facilities;
- Community Homes;
- Accommodation Motels;
- Motel Conference Centres;

- Training Facilities;
- Hospitals;
- Retirement Villages;
- Residential Centres;
- Tourist Facilities; and
- Any Other Existing Buildings used for Regular Accommodation and Communal Activities

### Determination Clause

In determining whether to grant consent and what conditions to impose, if any, Council will in addition to the City View objectives in Section 2 and the objectives and policies of this Zone, assess any application in terms of the following assessment criteria:

### Assessment Criteria

- a. Alterations and additions to existing dwellings or other noise sensitive activities shall only be permitted if fitted with appropriate acoustic insulation to achieve a satisfactory internal noise environment.

**NOTE TO PLAN USERS**

Refer to Section 5.4 (j) – Special Requirements Relating to Applications for Building Construction Where Noise Attenuation Standards Apply for additional information to be provided when lodging an application for a resource consent in respect of noise attenuation.

## R9.8.6 WIND FARMS

Wind Farms are Discretionary Activities.

Wind Farms under R9.8.6 must comply with the following Performance Standards:

### Performance Standards

- (i) The Wind Farm must not be inside the Tararua Ranges Landscape Protection Area (Map 9.1) except for wind farms that are a discretionary activity under R9.8.6A.
- (ii) Noise from the operation of wind turbines shall not cause the noise from the wind farm, or from the wind farm in combination with noise from other wind farms, to exceed the greater of 40dBA or the background plus 5dBA at the notional boundary of any noise sensitive activity that is in existence or authorised by a resource consent or a building consent at the time the application for a wind farm is lodged unless the application is lodged with consent form signed by the owner and occupier of the property containing that noise sensitive activity.

For these purposes, noise shall be predicted in accordance with *NZS 6808:2010 Acoustics Wind Farm Noise*. A noise report prepared by a qualified and suitably experienced acoustic technician shall be submitted with the application demonstrating the predicted noise levels in accordance with *NZS 6808:2010 Acoustics – Wind Farm Noise*.

### R9.8.6A TURITEA WIND FARM

A wind farm, and any of the following ancillary activities, within the Turitea Site Boundary as defined on Map 9-3:

- (i) Quarrying.
- (ii) Earthworks in the Tararua Ranges Landscape Protection Area resulting in the disturbance of more the 50m<sup>2</sup> (area).
- (iii) Earthworks outside the Tararua Ranges Landscape protection Area resulting in the disturbance of more than 1000m<sup>3</sup> (volume) of land in any 12-month period.

- (iv) Clearance of more than 100m<sup>2</sup> of contiguous indigenous woody vegetation in the Tararua Landscape Protection Area.
- (v) Buildings.

Is a discretionary activity, provided the following performance standards are met:

### **Performance Standards**

- (a) The application must be lodged prior to 27 September 2021
- (b) Despite (a), no application time limit applies where a Wind Farm (including any ancillary activities identified in (i) to (v) above) has been established and the application relates to that Wind Farm. For the purposes of this clause, a proposal relates to the Wind Farm where it provides for the upgrade, repowering, alteration or replacement of all or part of the existing Wind Farm.
- (c) The turbines must be located within the boundaries of Turbine Groups A, C, D, E, F, G, H and K as defined on Map 9-3.
- (d) The number of turbines in any one turbine group must be no more than the number of turbines consented in the Board of Inquiry decision and shown in Map 9-3
- (e) Noise from the operation of wind turbines shall not cause the noise from the wind farm, or from the wind farm in combination with noise from other wind farms, to exceed the greater of 40 dBA or the background plus 5 dBA at the notional boundary of any noise sensitive activity that is in existence or authorised by a resource consent or a building consent at the time the application for a wind farm is lodged unless the application is lodged with consent form signed by the owner and occupier of the property containing that noise sensitive activity. For these purposes, noise shall be predicted in accordance with *NZS 6808:2010 Acoustics Wind Farm Noise*. A noise report prepared by a qualified and suitably experienced acoustic technician shall be submitted with the application demonstrating the predicted noise levels in accordance with *NZS 6808:2010 Acoustics – Wind Farm Noise*.

### **Determination Clause - R9.8.6 and R9.8.6A**

In determining whether to grant consent and what conditions to impose, if any, Council will in addition to the City View objectives in Section 2 and the Rural Zone objectives and policies, assess any application in terms of the following assessment criteria:

### **Assessment Criteria**

- a. The positive effects of Wind Farm development, including the contribution of the Wind Farm to achieving renewable electricity targets.
- b. The locational requirements of the Wind Farm and any logistical or technical practicalities associated with Wind Farm development, upgrade, operation or maintenance.
- c. The availability of offsetting measures or environmental compensation to address adverse effects of the Wind Farm that cannot be avoided, remedied or mitigated.
- d. The assessment, measurement and control of noise in accordance with New Zealand Wind Farm Noise Standard (NZS 6808:2010 Acoustics – Wind Farm Noise).
- e. The management and control of construction noise using the provisions of NZS 6803: 1999 Acoustics – Construction Noise.
- f. The ability to control noise resulting from any on-site manufacture of concrete and any quarrying, by reference to the noise limits in R9.11.1.
- g. The provisions for safeguards and contingencies, particularly concerning:

- (i) The model and proposed location of the wind turbine;
  - (ii) Specifying compliance with turbine manufacturer's noise emission levels stated in the application;
  - (iii) The early identification and remediation of any special audible characteristics that arise during operation of the Wind Farm;
  - (iv) Effective noise monitoring programmes to demonstrate compliance beyond the commissioning stage;
  - (v) Procedures for addressing turbine malfunctions;
  - (vi) Community liaison and methods for dealing with complaints;
  - (vii) Reporting these matters to Council.
- h. The appropriate management of landscape and visual impacts, including the location, design, appearance and concentration of structures on the values and characteristics of the Tararua Ranges Landscape Protection Area and views of the Tararua Skyline, significant amenity landscapes in the Tararua foothills, rural character and visibility from neighbouring residences and public places.
- i. The cumulative visual effects of the proposal and consented Wind Farms (including a consideration of the relationship between the various Wind Farms), with particular regard to the effects of additional turbines on views of the Tararua Skyline along its entire length and potential for visual saturation of the skyline landscape with Wind Farm turbines extending across the full extent of the Tararua Ranges.
- j. The visual effects of the proposal on significant amenity landscapes and landmark features, in particular Te Mata Peak and Te Mata-Kaihinu Ridgeline.
- k. Ecological impacts particularly impacts on the Turitea Reserve and Arapuke Forest Park, water bodies, and impacts on indigenous flora and fauna, avifauna and their habitats.
- l. Impacts of earthworks and modifications of natural landforms, including proposed remedial and mitigation measures.
- m. Impacts on archaeological or heritage sites, features and items, or any sites of special significance to tangata whenua.
- n. Impacts on the amenity values of the surrounding environment, including a consideration of any environmental disturbances, aviation navigation lighting, and turbine shadow glare or flicker.
- o. Impacts on aviation, navigation and existing network utilities, including the City's Water Supply Infrastructure.
- p. Traffic impacts (including construction and post-construction traffic) and impacts on the road network, including the nature and extent of vehicle movements, access, management and mitigation measures, safety and levels of service.
- q. The extent to which geotechnical hazards or other physical environmental factors are addressed in the application, the measures employed to avoid, remedy or mitigate geotechnical matters and land stability impacts of the proposal, and the extent of compliance with best engineering and design practice and codes
- r. The management of decommissioning and removal of structures when the wind farm is no longer in operation.
- s. The extent to which a lapse period – for an application made under R9.8.6A(a) – provides for the following non-exhaustive list of matters:
- Ensuring the project is given effect to as soon as reasonably practicable;

- Certainty it provided to the community concerning the development;
- Unimplemented consents should not survive for an unreasonable period and therefore affect cumulative effects assessments of any other potential wind farm applications;
- Contingencies and uncertainties associated with large infrastructure projects are provided of so that the applicant has a reasonable opportunity to implement the consent

#### **NOTE TO PLAN USERS**

1. When lodging an application for resource consent, the applicant will be required to provide a full assessment of environmental effects taking into account all of the resource management assessment matters (a)-(s) listed above for R9.8.6 and R9.8.6A.
2. The noise performance standards in clause (ii) of R9.8.6 and clause (e) of R9.8.6A do not require the agreement of an adjacent property owner where the adjacent property is not within the boundaries of the Palmerston North City Council.

#### **Explanation – R 9.8.6 and R 9.8.6A**

*Wind Farms will be examined on a case-by-case basis due to the complexity of the assessments involved and because of the discretions provided in the New Zealand Wind Farm Noise Standard (NZS 6808:2010).*

*The tension between protecting the rural character and amenity values of residents who live, work and farm in the Rural Zone and realising the potential of the Tararua Ranges as a wind energy resource, requires careful management to achieve the sustainable management of the natural and physical resources of the Rural Zone.*

*The degree to which adverse noise effects will be generated will depend on a range of technical and site-specific factors, including the design and configuration of turbines, whether there is a direct line of sight to turbine locations, topography and the background noise levels. Accordingly, each application will be required to be accompanied by a site-specific noise assessment*

*Wind Farm development has the potential to trigger rural road upgrades to allow for construction. Specific approvals will be required from the Council, as the Road Controlling Authority, in relation to the use of roads for oversize vehicles, determining safe access points to the site, and funding the upgrade and maintenance of roads. Specific traffic management plans are required to ensure safety and amenity risks associated with construction traffic are managed, for example, oversized vehicles transporting blades and nacelles to the site.*

*The Discretionary Activity status provides Council with the opportunity to take full account of these matters in its assessment and ensure that any adverse effects are avoided, remedied or mitigated.*

*The purpose of the performance standard in clause (ii) of R9.8.6 to set a threshold at which a wind farm activity will be treated as a non-complying activity under this plan where an affected landowner or property occupier has not given their written approval to the proposal. It does not set an acceptable noise standard relating to noise from windfarms in any particular situation. Council will assess and manage noise from any application against the requirements of the New Zealand Wind Farm Noise Standard (NZS 6808: 2010 Acoustics – Wind Farm Noise).*

*In respect of this activity, it should be noted that Manawatu-Wanganui Regional Council may have separate consent requirements.*

### **R9.8.7 NEW DWELLINGS AND ACCESSORY BUILDINGS USED FOR SLEEPOUTS, DEPENDENT DWELLING UNITS, RELOCATED DWELLINGS, EDUCATION AND EARLY CHILDHOOD FACILITIES LOCATED WITHIN 1.5 KM OF AN EXISTING OR CONSENTED WIND TURBINE, ON A SITE FOR WHICH A WIND FARM RESOURCE CONSENT HAS BEEN GRANTED, ARE DISCRETIONARY ACTIVITIES**

#### **Determination Clause**

In considering whether to grant the application and what conditions, if any, to impose, Council shall take into account the City View objectives in Section 2, and the Rural Zone objectives and policies, the New Zealand Standards and the following assessment criteria:

### Assessment Criteria

- a. The extent to which the noise attenuation methods for the buildings will mitigate Wind Farm noise without compromising the overall health and amenity of occupants using the building.
- b. The assessment and measurement of noise in accordance with New Zealand Wind Farm Noise Standard (NZS 6808:2010 Acoustics – Wind Farm Noise).
- c. The extent to which any topographical or physical features of the site and surrounds and any factor, including predicted wind farm noise levels, make it appropriate to locate new dwellings and education and early childhood facilities within the 1.5 km building setback.
- d. The extent to which reverse sensitivity effects on consented Wind Farms are avoided.

#### **Explanation**

*The separation distance is intended to ensure that residentially occupied buildings and education and early childhood facilities, which are noise sensitive activities, are protected from Wind Farm noise and any other environmental disturbance, such as potential shadow flicker effects. The Discretionary Activity status provides Council with the opportunity to take into account site-specific matters and unique circumstances to ensure effects can be avoided, remedied or mitigated, and the avoidance of reverse sensitivity effects for consented Wind Farms. It is noted that private agreements may be registered on the Certificate of Title of any proposed dwelling, education and early childhood facilities, in favour of a Wind Farm Generator, and may assist with mitigating the adverse reverse sensitivity effects. A "no complaints" covenant serves to advise a prospective purchaser of these properties of the presence of Wind Farm noise.*

## 9.9 Rules: Non-Complying Activities

### R9.9.1 OTHER ACTIVITIES

Any activity, structure or building not provided for as a Permitted, Controlled, or Restricted Discretionary or Discretionary Activity or identified as a Prohibited Activity shall be a Non-Complying Activity.

### R9.9.2 NON-COMPLYING ACTIVITIES IN THE INNER AND OUTER CONTROL CONTOUR IDENTIFIED ON MAP 10.6.6.1

All activities in the Inner and Outer Control Contour identified on Map 10.6.6.1 that do not provide the required degree of noise reduction or do not obtain certification by an acoustical consultant shall be a Non-Complying activity.

#### **Determination Clause**

In determining what conditions (if any) to impose, Council will have regard to the following assessment criteria in addition to the City View objectives in Section 2 and the Rural Zone and Airport Zone objectives and policies:

#### **Assessment Criteria**

- a. To take into account any circumstances that would make compliance with the noise reduction standards in R10.6.1.1 (h) inappropriate or unreasonable; and
- b. To demonstrate that the level of noise reduction by the proposed development can be less than the level required by R10.6.1.1 (h) without compromising the overall health and amenity of the occupants within the respective building.

#### **NOTE TO PLAN USERS**

Refer to Section 5.4 (j) – Special Requirements Relating to Applications for Building Construction Where Noise Attenuation Standards Apply for additional information to be provided when lodging an application for a resource consent in respect of noise attenuation.

### **R9.9.3 WIND FARMS THAT DO NOT COMPLY WITH THE DISCRETIONARY ACTIVITY PERFORMANCE STANDARDS IN R9.8.6 AND R9.8.6A ARE NON-COMPLYING ACTIVITIES.**

#### **Determination Clause**

In considering whether to grant the application and what conditions, if any, to impose, Council shall take into account the City View objectives, the Rural Zone objectives and policies, the New Zealand Wind Farm Noise Standard (NZS 6808: 2010 Acoustics – Wind Farm Noise) and the Manawatu-Wanganui Regional Council's One Plan.

#### **Explanation**

*It is necessary that Council undertake a full and comprehensive effects assessment of a proposed Wind Farm that does not comply with the Discretionary Activity Performance Standards including a Wind Farm which seeks to locate within, or partially within, the confines of the Tararua Ranges Landscape Protection Area, unless specifically provide for by R9.8.6A. This effects assessment will include a consideration of impacts on surrounding properties and residences, to ensure that the objectives and policies of the District Plan are fulfilled, with respect to achieving the sustainable management of the natural and physical resources of the Rural Zone.*

*The protection of Outstanding Natural Features and Landscapes from inappropriate subdivision, use and development is required under Section 6(a) and (b) of the RMA. The attributes, characteristics and values of these Outstanding Natural Features and Landscapes are of such significance to warrant Council to strictly control Wind Farm developments in the Tararua Ranges Landscape Protection Area, that do not comply with Discretionary Activity Rules 9.8.6 and 9.8.6A, hence the Non-Complying Activity status. This activity categorisation is consistent with the regional landscape policy 7-7 of the One Plan (Manawatu-Wanganui Regional Council).*

### **R9.9.4 NON-COMPLYING ACTIVITIES IN THE TARARUA LANDSCAPE PROTECTION AREA.**

The following activities are Non-Complying Activities in the Tararua Landscape Protection Area (Map 9.1), except as provided for in R9.8.6A:

- a. Quarrying.
- b. Earthworks which do not meet condition (a)(ii) of R6.3.6.1.
- c. Clearance of an area of more than 100m<sup>2</sup> of contiguous indigenous woody vegetation per property per year.
- d. Any building (excluding any network utility).

### **R9.9.5 ACTIVITIES IN THE RUNWAY END PROTECTION AREAS**

The activities listed in R13.4.4.3 are Non-Complying Activities in the Runway End Protection Areas

#### **Explanation**

*Runway End Protection Areas (REPAs) are provided at the end of each runway strip. These areas are required to be free of obstructions or activities which could interfere with aeronautical navigational aids. They are also areas in which statistically there are greater chances of aircraft related accidents. It is therefore desirable that the public's exposure to such risks be reduced by limiting the range of activities permitted in REPAs.*

## **9.10 Rules: Prohibited Activities**

### **R9.10.1 PROHIBITED ACTIVITIES IN THE AIR NOISE CONTOUR IDENTIFIED ON MAP 10.6.6.1**

The following activities are Prohibited Activities in the Air Noise Contour identified on Map 10.6.6.1:

All new dwellings, new dependent dwelling units, new relocated houses, new education and early childhood facilities, new community homes, new accommodation motels, new motel conference centres, new training facilities, new hospitals, new retirement villages, new residential centres, new tourist facilities and any other new buildings used for regular accommodation and communal activities.

These activities are expressly prohibited and no resource consent shall be granted.

**Explanation**

*The above-mentioned activities have been identified as being highly sensitive to the effects of excessive noise exposure associated with aircraft operations.*

*The impact of aircraft noise has been assessed by New Zealand Standard 6805:1992 - Airport Noise Management and Land Use Planning, which recommends as one of the criteria for land use planning within any defined air noise boundary that noise sensitive activities, such as dwellings and schools, be prohibited. The purpose of this rule is to give effect to this recommended standard.*

## 9.11 Rules: Noise

### R9.11.1 NOISE

Sound emissions from any activity in the Rural Zone when measured at or within the boundary of any land zoned for residential purposes or at or within the boundary of any land in the Rural Zone (other than land from which the noise is emitted or a road) shall not exceed the following:

7.00 am – 7.00 pm	50 dB LAeq (15mins)
7.00 pm to 10.00pm	45dB LAeq (15 mins)
10.00 pm – 7.00 am	40dB LAeq (15 mins)
Night-time L <sub>max</sub>	10.00pm – 7.00 am 70dBA L <sub>max</sub>

**Explanation**

*Rural areas are in essence working environment within which there are pockets of residential activity. The rules are intended to provide for normal agricultural activities while controlling noise from a range of other activities which also exist in the rural area, e.g. home occupations. This control does not apply to specific rural activities in rural areas which should be managed by applying the Section 16 requirements of the RMA in the circumstances that they arise. Reference should be made to Section 6, Noise, for those rural activities that are excluded from the above controls and for further general information on noise.*

### R9.11.2 NOISE INSULATION: ROAD TRAFFIC NOISE

Any new habitable room (including any addition of a new habitable room to an existing building) in a building used by a noise sensitive activity, and any habitable room in a relocated building used by a noise sensitive activity on any site within the Rural Zone must be protected from road traffic noise by complying with the following performance standards:

- (i) Habitable rooms must be at least 20 metres from the designations for State Highways 3, 54 and 57.
- (ii) For any habitable rooms between 20 and 80 metres of the designation for State Highway 3 or State Highway 54, or between 20 and 50 metres of the designation for State Highway 57 between Tennent Drive and Summerhill Drive (known as Old West Road), or between 20 and 50 metres of the designation for State Highway 57 between Staces Road and Napier Road (known as Fitzherbert East Road), or 20 – 80 metre of the designation for any other part of State Highway 57 either:
  - a. A design report prepared by an acoustics specialist shall be submitted to the Council prior to construction of the habitable spaces, demonstrating that road-

traffic sound levels will not exceed 40 dB  $L_{Aeq(24hr)}$  inside all habitable spaces based on the predicted Annual Average Daily Traffic vehicle count 10 years after construction of the habitable room: or

- b. A design report prepared by an acoustics specialist shall be submitted to the Council prior to construction of the habitable spaces, demonstrating that road-traffic sound levels will not exceed 57 dB  $L_{Aeq(24hr)}$  outside the most affected part of the building exterior based on predicted Annual Average Daily Traffic vehicle count 10 years after construction of the habitable room.
- (iii) Where new habitable room(s) with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

**Explanation**

*In some cases there is no line of sight to the road from the noise sensitive activity, for example, because of the topographical elements of the land or an acoustic wall. This may protect the noise sensitive activity from noise effects to the standard stated in R9.11.2 and in that case the requirements of the Plan are considered to have been met. For the avoidance of doubt, a design report in accordance with R9.11.2 will still be required.*

**R9.11.3 NOISE INSULATION: RAIL NOISE**

- (i) Any:
  - a. New habitable room (including any addition of a new habitable room to an existing building) in a building used by a noise sensitive activity: and
  - b. Habitable room in a relocated building used by a noise sensitive activity; and
  - c. New room or rooms in a relocated building used by Early Childhood Facilities, Accommodation Motels, Motor Conference Centres, or Community Facilities, excluding any bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes drying room, or other space of a specialist nature occupied neither frequently nor for extended periods;

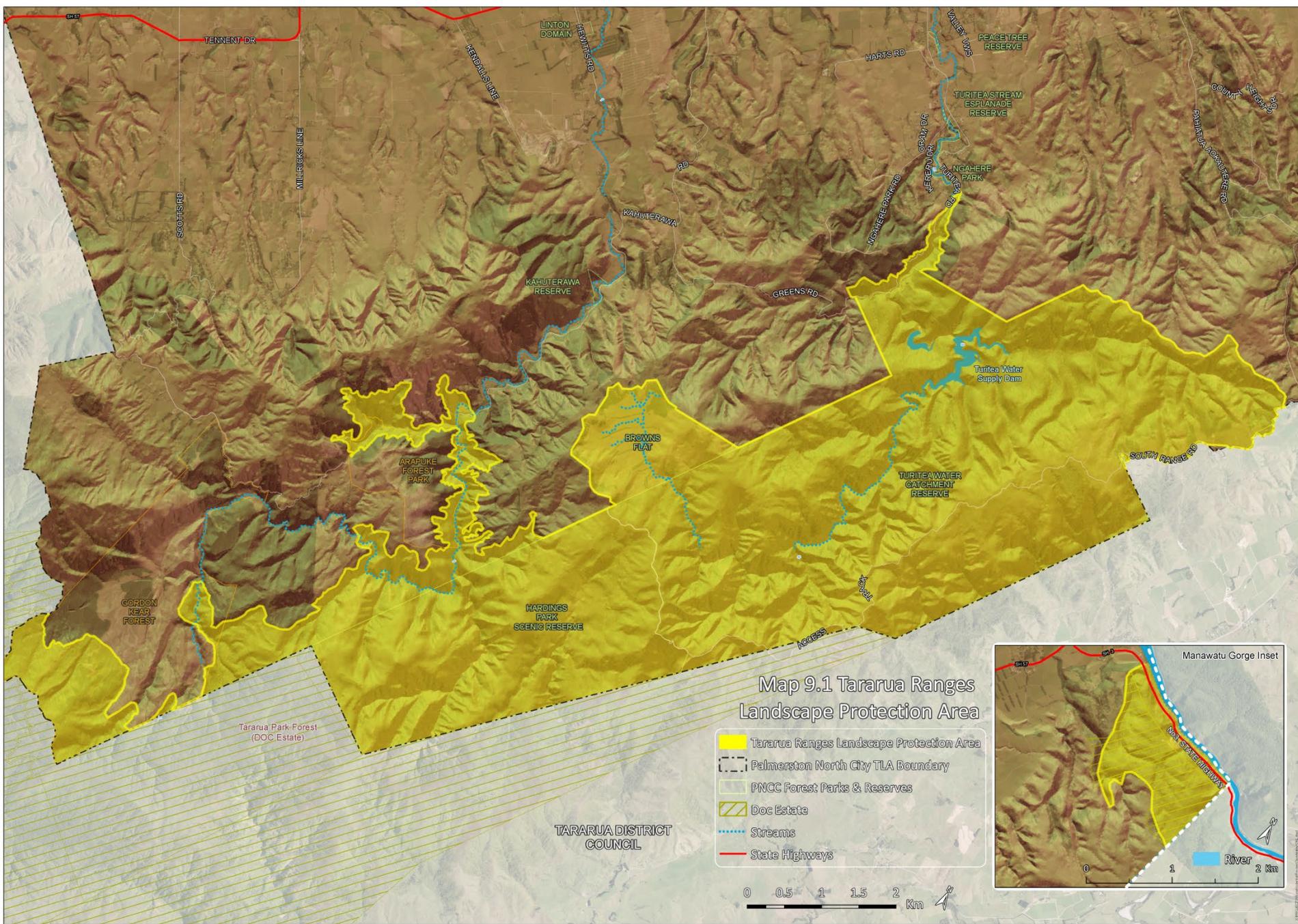
Constructed within 100 metres of the nearest edge of a railway track shall be designed, constructed and maintained in accordance with a design report prepared by a suitably qualified and experienced acoustical engineer stating that the design as proposed will achieve compliance with an internal noise level of 40 dB  $A_{eq(1hr)}$  (except for bedrooms, where the design as proposed will achieve compliance with an internal noise level of 35 dB  $A_{eq(1hr)}$ ).

Provided that no such building is to be located within 30 metres of the nearest edge of a railway track.

- (ii) Where bedrooms with openable windows are proposed in buildings requiring acoustic insulation, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

**Explanation**

*In some cases there is no line of sight to the rail line from the noise sensitive activity, for example, because of the topographical elements of the land or an acoustic wall. This may protect the noise sensitive activity from noise effects to the standard stated in R9.11.3 and in that case the requirements of the Plan are considered to have been met. For the avoidance of doubt, a design report in accordance with R9.11.3 will still be required.*



**Map 9.1 Tararua Ranges Landscape Protection Area**

## Schedule 9.1: Values and Characteristics of Outstanding Natural Features and Landscapes in the Tararua Landscape Protection Area

<b>Name:</b>	Tararua Ranges
<b>Location:</b>	NZ Topo 50 - BM34
<b>Description:</b>	Generally, the portion of the Tararua Ranges south of the Pahiatua Track covered in native vegetation. This includes the highest ridges and hill tops, the entire Turitea Reserve and upper reaches of the Turitea Valley west of the Reserve, Brown's Flat, Harding's Park and the upper Kahuterawa Valley west of the Forest Park and Turitea Reserve. This is shown on Map 9.1 and in the planning maps.
<b>ONL/ONF:</b>	Outstanding Natural Feature and Landscape
<b>Characteristics and Values</b>	
<b>GEOLOGICAL</b>	
<p>Large scale landform provides a prominent backdrop to Palmerston North City of landscape and visual importance. Ridgeline in scale with the expansive flat plains of the City. Unbuilt skyline generally south of the Pahiatua Track, with multiple ridgelines forming the skyline.</p> <p>The Tararua Ranges have weathered towards their northern extent to express a rounded landform along the ridgeline, with steeper side slopes running down towards the Manawatu Plains. This rounded form diminishes south of the Track, with the ridgeline splintering into several parallel and diverging ridges south of Marama. The Turitea Reserve is contained within one of these folds to the east of the main ridgeline, with steeply sloping sides providing the catchment for part of Palmerston North's water supply. To the south of this is the high lying wetland of Brown's Flat, an extensive area of highland wetland that is currently grazed.</p> <p>The Ranges continue their complex folding and varied topography from here through to the City's southern boundary at Arawaru, being the highest point in the City at 760m. A series of ridges and contained basins form the skyline, with steep sides and rugged topography in contrast with the simple rolling ridgeline landform north of the Track. The ridgelines of the Turitea Reserve, Harding's Park and the Forest Park form the skyline of the Tararua Ranges south of the Pahiatua Track when viewed from Palmerston North city.</p> <p>A series of grazed or plantation foothills line the lower slopes west of the Tararua Ranges south of Pahiatua Track. They are a clearly discernible landform and act as an intermediate scale between the terraces and tops east of the Manawatu River. These highest hilltops include Te Mata Ridge, the western edge of Brown's Flat overlooking the Kahuterawa Valley, Tirohanga and the ridge to its north, Ngahere Park and Bryant Hill. While lying outside the Turitea Reserve, Harding's Park or Tararua Forest Park, they are prominent landforms that reflect the same geological derivations as the uplifted ranges that form the spine of the Horizon's region and Palmerston north City, but with less uplift, greater weathering and effects from previous erosional and coastal processes. They maintain a degree of prominence as an immediate backdrop to the lower terraces east of the Manawatu River but are less prominent than the ranges when viewed from the wider aspects of Palmerston North City.</p> <p>The Tararua Ranges are representative of the dynamic geomorphological processes that have taken place through uplift and erosion. The Ranges represent a geologically dynamic process, formed through compression and folding of the Pacific Plate as it slides under the Australian Plate. Remnants of the Wellington peneplain are significant geologically,</p>	

representing the connectedness of the lower North Island geological derivations. The Tararua Ranges typify the character of the wider area, representing a small portion of a wider landscape that has undergone similar evolution.

Simple rolling ridgeline landform forming the skyline north of the Pahiatua Track, able to accommodate large scale structures without losing its dominance due to the simplicity and coherence of the landform. Smaller scale foothills with.

### **ECOLOGICAL**

High degree of ecological value due to extensive tracks of indigenous shrub land and taller secondary and tertiary species within the valleys of the Turitea Reserve south of the Pahiatua Track. South of the Pahiatua Track, pasture melds into remnant plantation forest which has been left to naturally regenerate into native vegetation. Beyond this to the south lies the Turitea Reserve which merges seamlessly with the Tararua State Forest Park. Both are densely covered in regenerating native forest, with parts of the Turitea Reserve having mature trees in the lower valley and extensive areas of regenerating Manuka giving way to broadleaf vegetation on the side slopes. Scrublands with a dominant presence of *Pseudowintera colorata* (mountain horopito or pepperwood) clothe the upper reaches of the ridgeline, with its traditional medicinal uses known to Tangata Whenua and its strong presence having ecological recognition. To the south in Harding's Park, similar endemic regeneration continues, with a wide range of broadleaf species forming the dense shrub lands that cover the area.

### **COHERENCE**

High aesthetic values within areas of the Turitea Reserve and Tararua Forest Park, where steep sided ridgelines or extensive of upland shrub lands provide a sense of coherence and scale that dominates that of the human being. When seen from the City, coherence is due to unmodified land cover and unmodified ridgeline, although the fragmented topography adds complexity and reduces landform coherence.

### **VIVIDNESS**

Vividness within the Turitea Reserve is due to combination of extreme topographic variation and extensive continuous seamless vegetation cover within the Turitea Reserve and with Harding's Park.

### **NATURALNESS**

The Tararua Ranges have an increasingly high degree of naturalness moving south from the Pahiatua Track. This is contributed to by the protected nature of the Turitea Reserve, Harding's Park and Tararua Forest Park, where the native vegetation is steadily developing through its secondary regrowth phase, with examples of large tertiary vegetation in some sheltered areas. Combined with the lack of modification by buildings, structures, roads and exotic vegetation, the internal Turitea Reserve is highly natural. The Tararua Forest Park also lacks modification, and native regrowth is well established in the shrub lands of the Range's uplands. The naturalness is apparent from close quarters such as Harding's Park, but also apparent from more distant views within Palmerston North City from where the unbuilt ridgeline of the Turitea Reserve forms the skyline, with its well-established native regeneration within the Reserve clearly visible from roads aligned to the ranges.

### **MEMORABILITY**

The Tararua Ranges provide a memorable backdrop to Palmerston north City due to their scale and prominence and contribute to the sense of identity of the City, providing a strong boundary to the east and a natural backdrop and sharply defined skyline. The unbuilt nature of Turitea, Harding's and Tararua Forest Park ridgelines provide a densely vegetated

<p>mantle to the imposing hills of the mountain range. The ranges contrast with the extensive flatness of the Manawatu Plains, while the Manawatu Gorge is a third contrasting feature that truncates the central spine by bisecting the Tararua and Ruahine Ranges with its unique cross divide river flow. These three main elements of prominent ranges, extensive plains and incised gorge contribute to the memorability of the City's landscape.</p> <p>The unmodified, distinctive and complex landform, vegetated unbuilt character of ridgelines form a tall backdrop aligned to the central roads of the City south. The skyline has high scenic qualities and natural character provided by its landscape characteristics, its prominence and unbuilt backdrop vista to the city.</p>
<p><b>EXPRESSIVENESS (Legibility)</b></p>
<p>Tararua Ranges are expressive of a possible peneplain remnant with simple rounded ridgeline north of the Pahiatua Track, eroded more complex ridgelines south of the Pahiatua Track expressive of tectonic uplift.</p>
<p><b>TRANSIENT VALUES</b></p>
<p>Wind is a dominant transient value of the area. With the wind comes dynamic air patterns and weather, with mists forming on the upper slopes and rain falling as the moisture laden westerlies hit the high points of the ranges, condense, and turn to precipitation. The home of the NZ Falcon and other endemic species, the avian activity contributes positively to the transient values of the area.</p>
<p><b>SHARED AND RECOGNISED VALUES</b></p>
<p>The Tararua Ranges includes a variety of tramping routes and, when combined with access via Harding's Park, provides a wide range of recreational opportunities within close proximity to Palmerston North City. Turitea Reserve valued also for its water catchment which provides a major source for the city's drinking water and for its visual backdrop to the Manawatu Plains and Palmerston north City, as well as holding approximately 90% of the city's endemic biodiversity.</p> <p>High level of recreational use in Harding's Park and the pine plantation to the south, with tramping and mountain biking being popular activities. The area is recognised as having an unbuilt natural character.</p>
<p><b>TANGATA WHENUA</b></p>
<p>The Tararua Range is known as the heke or ribs of the sacred fish of Maui Tikitiki a Taranga, and is referred to as the sacred ribs of the fish of Maui. The peaks along the length of range north of the Tararua Forest Park have long been recognised in Maori heritage landscape. For example, the peaks from Pahiatua Track to Arawaru are all named: Te Ramiha, Te Mairekau (Bryant Hill), Te Tititea, Te Maramarima, Te Irawaru and Te Awawaru. To the west of these peaks the high spurs are known as floating ribs. Tirohanga was traditionally used for cosmic observations and noting changes in the constellations.</p>
<p><b>HISTORICAL</b></p>
<p>The Turitea Reserve was officially granted to the Borough of Palmerston North by the Crown for water supply purposes on the 23rd of February 1905. The Council acquired additional land to increase the catchment area of the Reserve up until 1966 when Browns Flat in the headwaters of the Turitea Stream was purchased. Hunters and trappers have had access to the reserve on a restricted basis since 1951.</p>

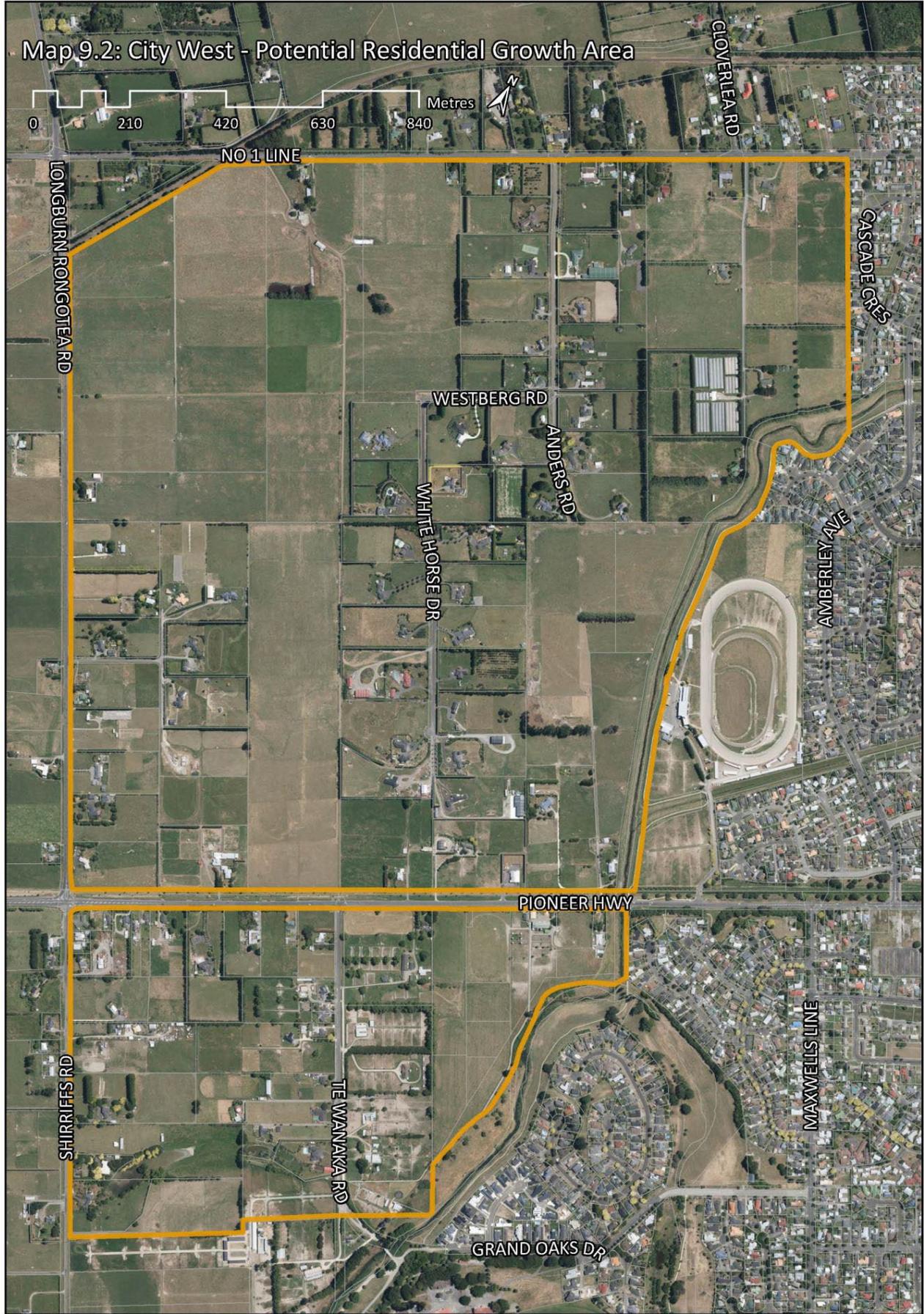
## SUMMARY OF KEY VALUES

Characterised by Tararua ranges with rounded landform and pastoral/plantation/windfarm land use to the north away from the city and steeper complex ridgelines and indigenous vegetation cover to the south as a backdrop and unbuilt skyline to the city.

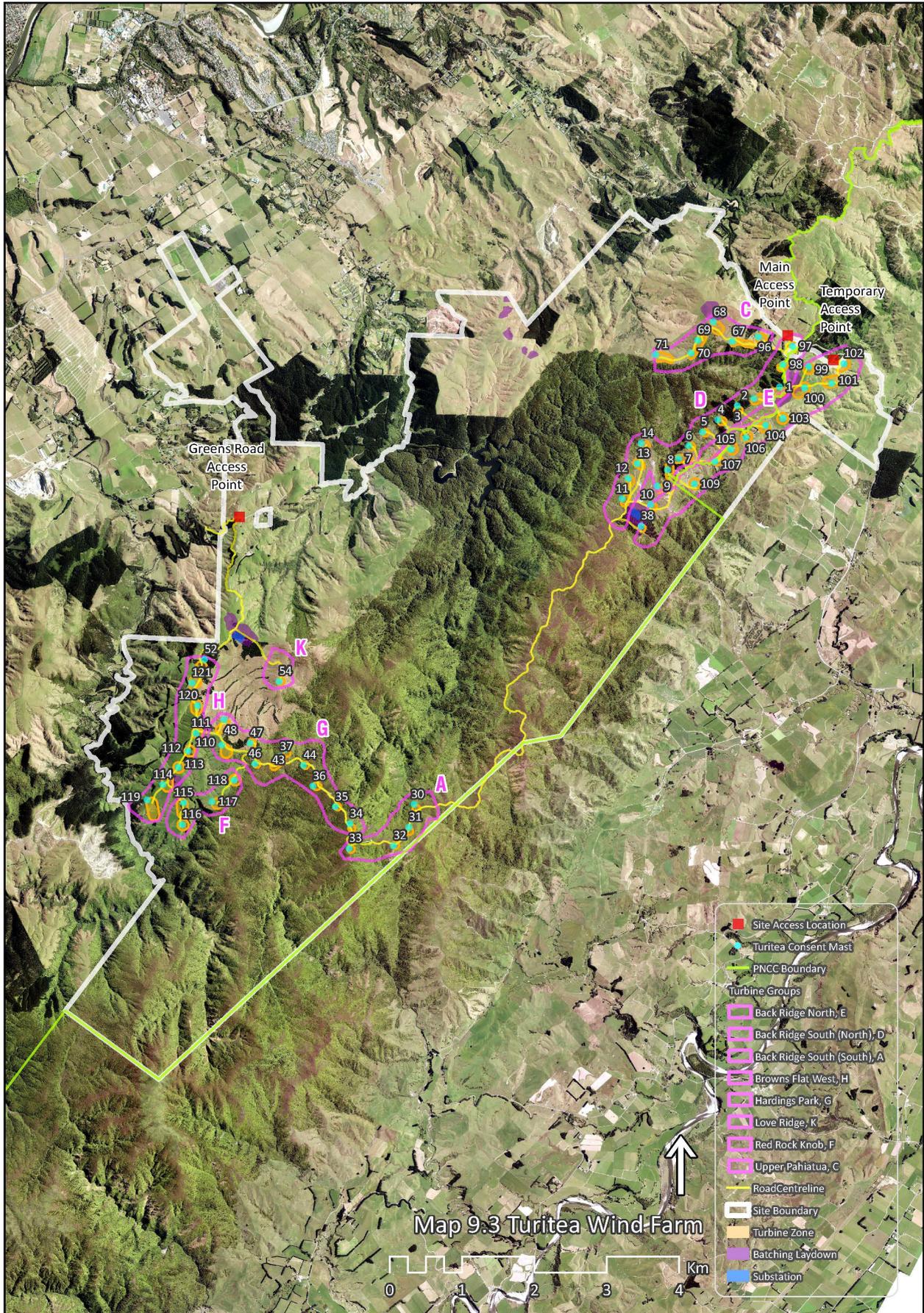
The Tararua Ranges provide landscape and visual values as a prominent backdrop vista to Palmerston North City, giving visual containment and contrast with the extensive flat plains. The height and scale of the ranges is such that it provides dominance over the plains contained within the confines of the City, particularly south of the Pahiatua Track where the ranges are higher and the city's built environment is closer. West of the City, the extent of horizontal plain becomes such that the Tararua Ranges decrease in prominence as the viewer moves further away.

South of the Pahiatua Track, the proximity of the landform and extent and visibility of the native vegetation cover is such that increased naturalness is perceived both within the Ranges and from the City. This also provides opportunities for recreational activities and cultural association. The unbuilt ridgelines as seen in association with the increased naturalness and vividness of the land cover, its coherence and memorability as a backdrop vista to the city, the legibility and expressiveness of the land form all combine to create a prominent unbuilt backdrop vista to the city with a skyline of high landscape and visual value with high scenic qualities and naturalness.

North of the Pahiatua Track, the simplicity of the rolling landform and pastoral land cover contribute to high visual coherence. The ranges are lower north of the Pahiatua Track than south of it and are also a greater distance from the built up areas, decreasing their prominence over the City. The simple rolling ridgeline landform forming the ridgeline north of the Pahiatua Track is able to accommodate large scale structures without losing its prominence due to the simplicity and coherence of the landform. The simpler the structures, the more easily than can be visually accommodated.



**Map 9.2 City West – Potential Residential Growth Area**



**Map 9.3 Turitea Wind Farm**