



Resource Consent Application

on behalf of

Misty Mossman

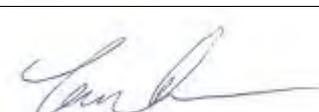
Mossy Creek Farm Park

252 Takarau Gorge Road, Ohariu Valley

17 December 2020



Quality Control

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Client	Misty Mossman
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Prepared by	Lindsay Daysh
	
Reviewed by	Tom Anderson
	

Limitations:

This resource consent application has been prepared for Misty Mossman, according to her instructions. This resource consent application has been prepared on the basis of information provided by Misty Mossman, including appointed consultants. Incite has not independently verified the provided information and has relied upon it being accurate and sufficient for use by Incite in preparing the report. Incite accepts no responsibility for errors or omissions in the provided information.

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Appendix A – Computer Freehold Register;

Appendix B – Plans;

- **Site Plan;**
- **Building Plans;**
- **Earthworks Plan;**
- **Waste Disposal Plan.**

Appendix C – Assessment of Landscape and Visual Effects -PAOS;

Appendix D – Geotechnical Assessment – A-Build;

Appendix E – Acoustic Assessment – Malcolm Hunt and Associates;

Appendix F – Transportation Assessment – Stantec.

1 Introduction

This resource consent application is provided in accordance with the requirements of Section 88 of the Resource Management Act 1991 (the Act) and the Fourth Schedule to the Act. It is made on behalf of Misty Mossman (the applicant) and seeks resource consent to construct and operate a scenic farm park and visitor attraction at a 5.7 hectare property known as 252 Takarau Gorge Road, Ohariu Valley.



Figure 1: View south east across the site towards Takarau Gorge Road with Mount Kaukau in the background.

The scenic farm park is to be known as Mossy Creek and has been developed to provide for a high-quality visitor experience. This will complement the Wellington region’s other tourism facilities in an area that while rural in character, is relatively close to urban Wellington.

The applicant has developed a detailed vision for the park and has provided the following explanation of the overall concept:

We propose to build a farm park in rural Ohariu Valley. It will be a tranquil, scenic park where children’s literature is brought to life. It will be suitable for people of all ages and abilities, though primarily planned for children and their caregivers.

The aim of the park is to help children and their parents learn empathy, resilience, sense-making, self-management, problem-solving and leadership skills through interactions with animals, the natural environment and history. We are aiming to represent and help bring to life important stories with opportunities for learning and connection. We believe that a sense of connection between people, their history and their environment is critical for wellbeing.

The design, construction and management will be environmentally and socially sustainable. One part of the project is the ecological restoration of the property, particularly around the stream.

2 Description of the Proposal

2.1 Plan and Documentation

The following plans and documentation form part of the proposal and are attached as appendices:

- Appendix A – Computer Freehold Register;
- Appendix B – Plans;
 - Site Plan;
 - Building Plans;
 - Earthworks Plan;
 - Wastewater Disposal Plan.
- Appendix C – Assessment of Landscape and Visual Effects – PAOS;
- Appendix D – Geotechnical Assessment – A-Build;
- Appendix E – Acoustic Assessment – Malcolm Hunt and Associates;
- Appendix F – Transportation Assessment – Stantec.

2.2 The Site and Surrounds

252 Takarau Gorge Road Ohariu is located within one allotment legally described as Sec 130 Ohariu District Record of Title (CFR) WN25D/383 (copy attached in Appendix A).

A detailed site and location description is provided in the Assessment of Landscape and Visual Effects compiled by PAOS (**Appendix C**) and can be summarised as follows:

252 Takarau Gorge Road is a 5.7 hectare property within a cluster of 11 rural residential properties and lifestyle blocks. It is located approximately 4 km south of Johnsonville (as the crow flies) between Ohariu Valley Road (2.5 km to the north) and Makara Road (4.5 km to the south). The site is bounded by Takarau Gorge Road, pastoral farmland and rural residential properties.

The site and most of Ohariu Valley, is zoned Rural in the District Plan and is used for a mix of rural and some commercial activities. Most of the land is used for farming and lifestyle living but the site adjoining to the north is operating as a venue used for weddings and events (at 184 Takarau Gorge Road).

The subject site (and all local sites) are accessed via Takarau Gorge Road which is a two-way road generally aligned north east / south west and is subject to a 60km/h speed limit.

The following topographic plan shows the wider location of the site.



Source: <http://www.nztopomaps.com/>

Figure 2: Project Location.

Takarau Gorge Road runs along the site's eastern boundary. The site is a long narrow property, narrowest at its southern end (20 metres) and widens to 167 metres at its northern end.



Figure 3: Property Boundary (Source: <http://eplan.wellington.govt.nz>)

The site is relatively flat where the property abuts the road and slopes up to its western and northern boundaries. Elevation changes from east to west range from 5 to 15 metres, and from south to north 35 metres.

Most of the site is open pasture grass. A stream runs through the property and feeds into Ohariu Stream. Two smaller and intermittent water courses have their sources on the slope below Te Wharangi Ridge. Water courses were planted with approximately 4,000 riparian indigenous plants in 2019 and are fenced to protect the water and plants from stock. Two other intermittent water courses run into the site from the north western side of the property. Low lying damp locations that are currently in pasture may once have been wetland and are proposed for ponds and human made wetlands with riparian planting.



Figure 4: Upper Stream



Figures 5 and 6: Lower Stream

The property boundaries are fenced and have been planted. Boundary shelter belt trees of pine and macrocarpa and post, wire and batten fencing are typical of the area. Other established trees are eucalyptus species, willow, kowhai, various native and exotic trees and shrubs along the road boundary

and in the house garden area. Neighbours to the north have planted a dense mixture of native and exotic trees and shrubs on their side of the boundary. The boundary to the neighbouring property to the north west has well established exotic and native trees and are a windbreak to the prevailing wind.

The existing house, sheds, water tanks and garden on the property are accessed and are visible from Takarau Gorge Road. Other buildings that are clearly visible from the property are farm buildings and stock yards at number 283 Takarau Gorge Road to the east, as shown in Figure 7 below. The house at 283 Takarau Gorge Road is further to the south and is surrounded by significant mature vegetation. While the majority of 283 Takarau Gorge Road is used for grazing, consent was granted for a three-lot subdivision to create two new rural residential properties opposite the narrow southern portion of the site that adjoins the stream. It is understood that these two sites have been sold for development.



Figure 7: Existing House on left with farm buildings and stock yards on opposite side of Takarau Gorge Road

A panoramic perspective of the site taken from the highest point on the site has been provided in the Assessment of Landscape and Visual Effects¹ and is reproduced below.

¹ Appendix D p13



Figure 8: - Panoramic view of the site taken from the northern boundary and viewing to the south

2.2.1 District Plan Map

In terms of the Wellington City District Plan (the District Plan), the site is zoned Rural and includes a Faultline Hazard Area overlay. There are no other overlays or designations that apply to the site.



Source: <http://eplan.wellington.govt.nz>

Figure 9: Excerpt from EPlan showing Rural zoning and the Faultline Hazard Area overlay

2.3 The Proposal

The application relates to the development of the site to create a Farm Park which includes a range of activities. The purpose is to provide for interaction with farm and domestic animals, play opportunities

and games, interaction with the natural environment, picnicking, children’s parties, events and activities to do with children’s literature. It should be noted that the entire proposal will be developed over a number of years starting with a temporary entrance building and then gradually developing over time.

It should be noted that the plans all reference a self-contained dwelling proposed to be built as an extension to the existing house for the applicant’s parents. This additional dwelling proposed is not part of this application and resource consent for this activity will be sought separately.

2.3.1 Site Areas

The proposal is shown in the Assessment of Landscape and Visual Effects² and the relevant parts have been reproduced below.



Figure 10: North and east parts of the site.

For ease of location the site has been split into six areas which denote the primary purpose and features of the different parts of the Farm Park. It should be noted that while this is the current arrangement there may be small scale changes to the plans, (except in relation to primary buildings), to make better use of the site.

² Page 2 of the Appendix.

Light blue – Grazing: This is the steepest part of the site and will be largely unmodified except for fencing and a farm track.

Red – Residential: This surrounds the existing house and outbuildings. It is also the area where a the house is proposed to be extended. Consent for this will be sought separately to this application.

Yellow – Small animal, pā, fernery, butterflies, gardens and related activities. This also includes a pā structure, barn and garden room alongside farm attractions. Bridge crossing structures are proposed between this area and the entry area across the upper stream. The design of the pā structure itself has not yet been confirmed with the intention that this will be agreed in conjunction with mana whenua.

Pink – Entry: This provides for the main building comprising an entry area and a café. It is also the area of a gravel carparking area that is designed to have an initial lay out for 50 spaces with an area set aside for future parking should that be required.



Figure 11: South and west parts of the site.

Orange – Games: Activities include mini golf, a maze, outdoor chess and a model of a WWII plane (such as a de Havilland Tiger Moth) for children to play on and in.

Light Green: Bush and Stream Restoration: Around two thirds of this narrow riparian strip has been fenced and replanted (refer Figures 5 and 6 above) The remaining portion will be fenced as soon as practical.

2.3.2 Buildings and Structures

The table below reproduced from the Assessment of Landscape and Visual Effects outlines the size and purpose of each of the proposed buildings and structures.

Buildings	Floor area(m ²)	Height (m)	Structures	Number
entry/café	394	5.5	pā (palisades up to 3.5m. high)	1
porch	63			
work shed	84	3.8	main bridges	2
barn	54	3.6	minor bridges	14
porch	18			
2 toilet blocks (with 2 stalls each)	6.8	2.4	swing bridge	1
garden room	30	3	waste management	1
porch	11			
8 animal shelters	15 - 25	3 -3.5	goat bridge	1
waka cover	24	3	pergola	1
7 playhouses	<9.9	2.5	picnic tables	10
gazebo	<9.9	2.5	waka	1
4 picnic shelters	15	2.5	plane	1
3 pig sties	6	1.5	fernery walk	1
1 hen house	2	2	pipe	1
			shipping container	1
			water tanks	8

Table 1 – Proposed buildings and structures

Plans of the significant buildings are attached as part of **Appendix B**. These are:

- The entry/ café which at 394m² and a maximum height of 5.5 metres is the largest new structure. The layout includes provision for ticketing, an office, a studio, a workshop and a café. Building design and materials are typical of rural areas, and as with all buildings are single storey and relatively low structures.

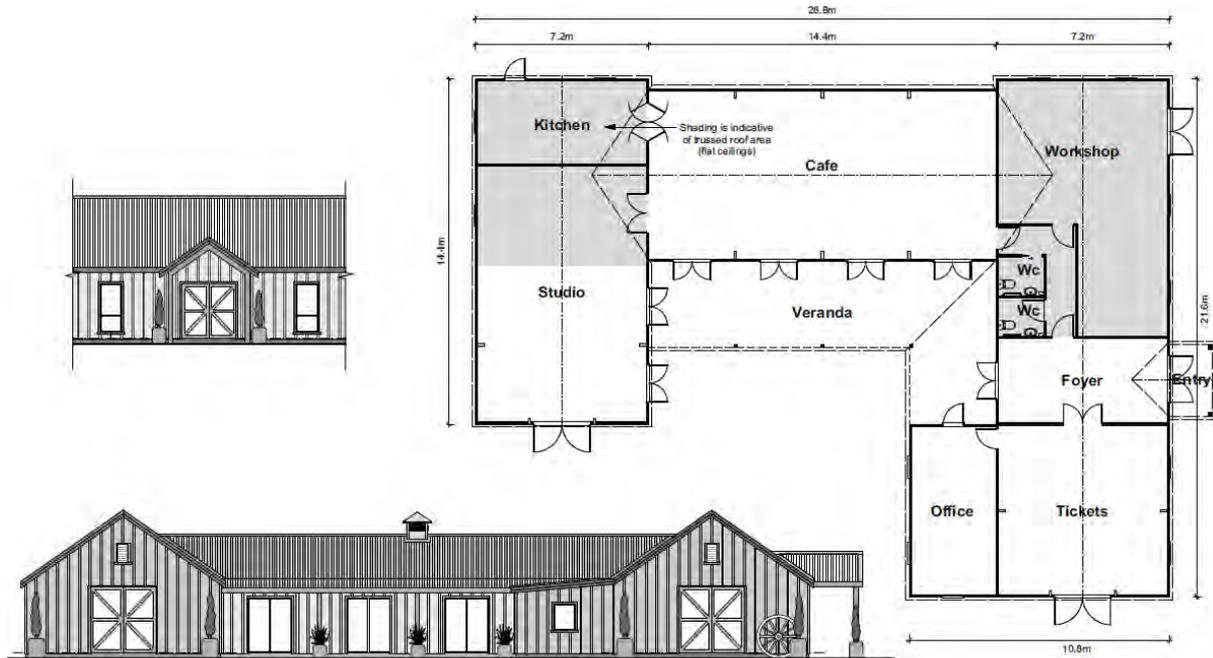


Figure 12: Proposed Farm Park entrance building

- It should be noted that the Farm Park entrance building will not be constructed at the outset, rather a temporary building such as the one shown below will be placed on the same site until such time as the remainder of the visitor attractions are installed.



Figure 13: Example of proposed temporary entrance building

- A pā is intended to occupy the highest part of the farm park. The design may include palisades, whare, kumara pits/storage and a lookout tower. The design is yet to be confirmed and would be agreed in conjunction with mana whenua. The location is shown below.



Figure 14: Pā location.

- An 84m² work shed, a 54m² barn and two small toilet blocks.

The other primary structures include

- The De Havilland Aircraft or similar Model.
- A small garden room and a mix of small structures primarily for shelter or as part of the experience.
- Three bridges are planned with the photographs being representative of the type:-
 1. 10m span, 1.2m width, crossing around 40m west of where the stream enters the property;



Figure 15: Wooden Bridge example.

2. 10m span, 2m width, crossing around 150m west of where the stream enters the property. This would be a concrete culvert (3m total culvert length including handrails) with riverstone edging and handrails with an example shown below; and



Figure 16: Concrete culvert with Riverstone edging.

3. 10m span, 1.2m width at the eastern end of the area planted in bush. This would be a swing bridge, similar to the one pictured below at Wellington Zoo;



Figure 17: Swing bridge example.

- Paths where there are three main types of paths, all for pedestrian use (with access by maintenance vehicles and equipment as necessary). The locations of the paths are shown on the site plan in **Appendix B**.
 - Main paths – hard packed gravel, 2.0-2.2m wide, shallow stormwater drains at side(s);
 - Minor paths – hard packed gravel, 1.2-1.5m wide, shallow stormwater drain on one side; and
 - Boardwalks – timber boardwalks to protect wetter areas where required (such as ducks and swans area and parts of the bush walk).
- Fencing where the main style will be rural, and likely to be constructed from sheep netting, with pine posts and top rail. Variations to this i.e. goat fencing or chicken netting will be used where necessary.

2.4 Vehicle parking and movements

A new accessway to the carparking area is proposed in accordance with the standards held in AS/NZS 2890.1:2004 Off-street Car Parking. The access will have a combined entry/exit driveway width of approximately 8 metres.

The car park is proposed to be constructed in line with AS/NZS 2890.1:2004 Parking Facilities. This would provide parking for around 50 light vehicles and a bus. The area covered is approximately 2540m² which is around 4% of the site area.

It is proposed to only construct 50 spaces at the outset and progress to 100 spaces when the business becomes more fully developed and if there is sufficient demand to justify the larger carpark. The applicant is willing to accept a monitoring condition on carparking and to install the larger carpark when a trigger point of maximum 90% capacity is reached over a consecutive period.

A specific Transportation Assessment Report (**Appendix F**) has been prepared by Stantec Ltd that carries out:

- a review of the existing transport environment;
- a review of the existing site access arrangements;
- a review of the existing safety environment;
- a review of the development proposal;
- a review of the District Plan provisions in relation to the development proposal; and
- an assessment of effects resulting from the proposal, including trip generation, access and parking.

Further discussion as to traffic and parking effects on the basis of the Transportation Assessment Report is in the Assessment of Effects section below.

2.5 Services

2.5.1 Power supply

The existing power supply to the house and existing shed may be upgraded to three-phase power if necessary to support a more powerful water pump.

An additional (three phase) power supply will be required for the entry building and café. A new pole will be required on the roadside near the proposed café. The new pole would be located near the eastern boundary and fed with an aerial cable from existing pole mounted transformer across Takarau Gorge Road.

2.5.2 Water supply

Water will be required for a café, drinking water, washing hands, irrigating plants and stock drinking water.

The supply system will be fed by eight additional rainwater storage tanks (8x 30,000L). These will be located by the existing water tanks, entry building and top of hill behind the pā. Rainwater will be collected from all roof areas over 10m². Adjacent to each set of tanks will be a small pumphouse. Supply lines will connect the tanks and outlets. Drinking water will be treated with filters and UV.

2.5.3 Wastewater

In the short-term, it is intended to install Enviro Loo³ composting toilets onsite. The Enviro Loo works harnessing the sun and wind, which provide the energy for liquids to evaporate and solid matter to dehydrate into a dry hygienic waste material, roughly 5% of its original mass. It functions completely off-the-grid and does not require water, electricity or chemicals to operate (there is an optional electric fan, if desired).

Enviro Loo is a tried, tested and proven sanitation solution, which has been in the industry since 1993. It is intended to dispose of the waste in a land application area set aside for this purpose.

In the medium-long-term it is proposed to install a more sophisticated wastewater system with onsite treatment and disposal. The type of treatment plant proposed for the facility is a recirculating packed-bed reactor (rPBR). This design is well proven throughout the world and New Zealand especially for the type of project proposed. This standard design features the use of equipment specifically designed to optimise the system's treatment performance and stability and minimise its operation and maintenance requirements. A schedule of the simple operation and preventative maintenance tasks is included in the full management plan provided with every system.

A summary of the proposed treatment process is shown below.

Treatment Process Summary

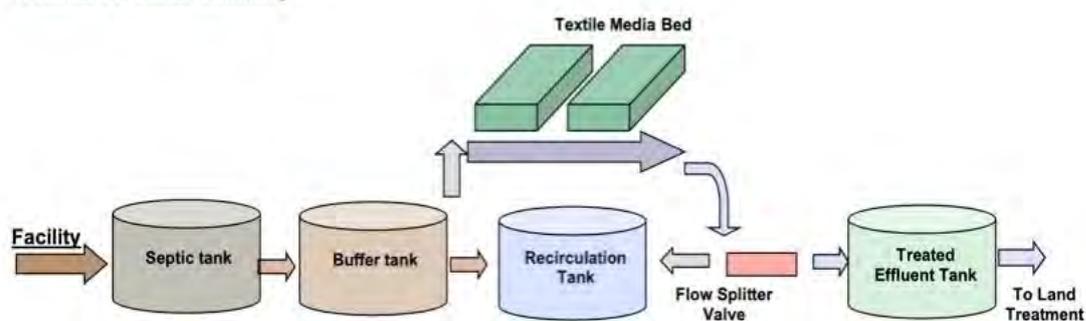


Figure 1: Schematic of proposed Recirculating Packed Bed Reactor Treatment Plant

Figure 16: Schematic of proposed Recirculating Bed Reactor Treatment Plant

It is proposed to discharge highly treated effluent to a single sector land application system comprising pressure compensating drip irrigation lines buried within the topsoil horizon and spaced at 1 metre centres. The advantages of the irrigation system are:

³ <https://www.greenloo.org.nz/enviro-loo-underground-composting-toilet-system/>

- low areal loading rates to minimise the potential for ground saturation;
- sectorised distribution and small frequent even distribution;
- evapo-transpiration is maximised;
- final renovation through the soil is maximised by use of large areas for better assimilation by soil, bacteria and vegetation;
- ideally suited over uneven terrain; and
- it is cost effective, reliable and very low maintenance.

It is proposed to use “UniRaam” pressure compensating drip lines supplied by Netafim. Based on a flow rate of 2,500 litres/day, an area of 2,100 linear metres is required. The design will be confirmed closer to the time of installation.

It is proposed to dispose of waste from the initial composting toilets and the later wastewater system in the area marked as LAA2 (Land Application Area 2) at the top right of the map below.

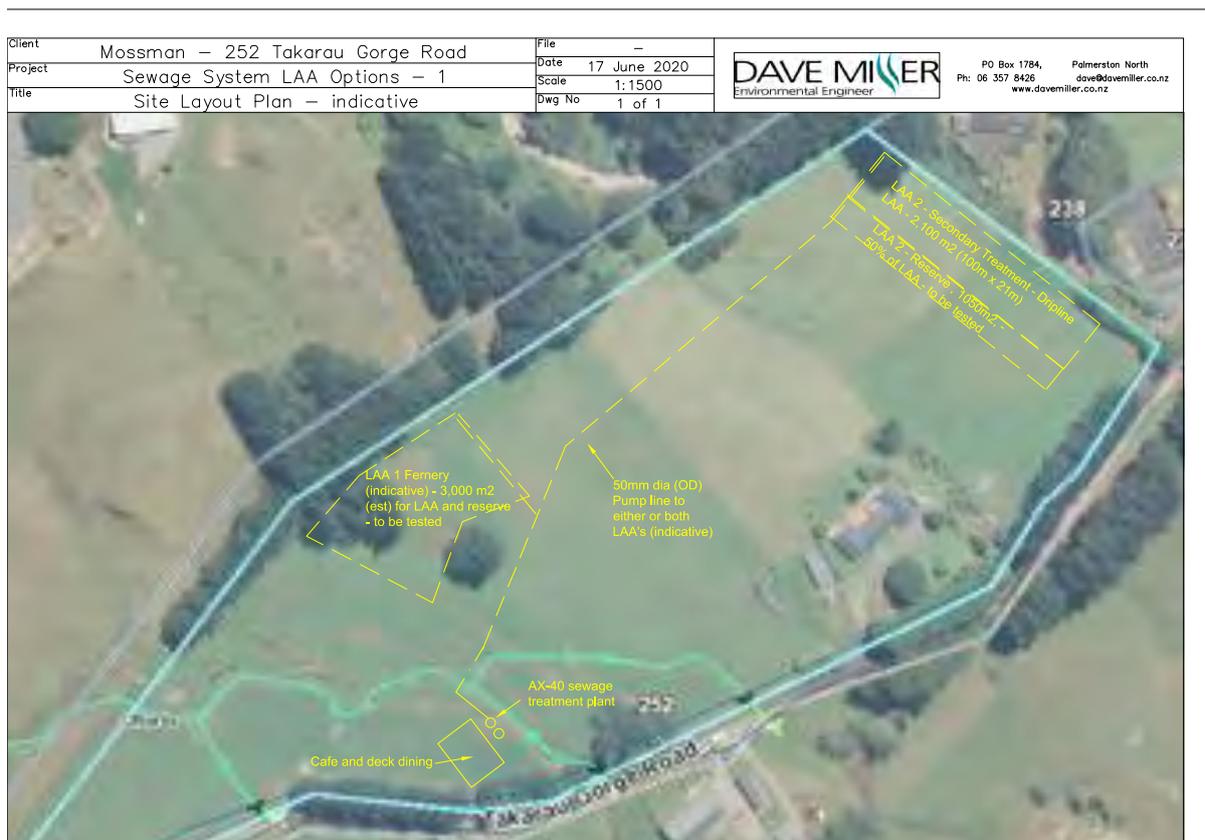


Figure 17: Wastewater Treatment Layout Plan

2.5.4 Waste management facilities

Waste expected to be generated (or brought onto the site by visitors) includes garden waste, animal waste (including hay), food waste and packaging. There will be rubbish and recycling bins around the property with a centralised disposal point next to the work sheds before being taken off site. There is a composting facility also next to the work sheds and the ability to carry out chipping and mulching of garden waste. The intention is to reduce the waste needing to be disposed of offsite to the greatest degree practicable.

2.6 Earthworks

The only significant earthworks proposed are to:

- Provide building foundations. In this respect they are limited to the area of the footings and this is shown on Earthworks Plan prepared by Stantec (Plans in Appendix B).
- Building up the area for a carpark to reduce the contour. The areas and volumes associated with these are as shown on the Earthworks Plan.

NEW PARKING EARTHWORKS			
CUT TO WASTE (m ³) (300mm TOPSOIL STRIP)	AREA (m ²)	CUT TO FILL (m ³)	FILL (m ³) (IMPORTED 300mm)
800	2540	1000	800

EARTHWORKS				
ITEM	PLATFORM DEPTH	AREA (m ²)	CUT (m ³)	FILL (m ³)
MAIN BUILDING	0.450	492	210	115
BARN	0.15	85	40	0.5
GARDEN ROOM	0.15	45	10	1
WORK SHED	0.15	90	1	10
ACCESS ROAD	NA	102	5	30

Table 2: Earthworks areas and volumes

Additional earthworks are also required to:

- Construct a small pond near the fernery, and a larger pond for ducks and swans.
- Construct a water (flood) management pond/wetland at the north west of the site, to manage high rainfall events that flood the road drain to the north east of the house.
- Bury wastewater tanks.

It should be noted that some of these items may require specific consents under the Proposed Natural Resources Plan Decisions version. If required these will be sought once consents from Wellington City Council have been granted.

2.7 Planting and Restoration

There will be significant planting throughout the property and this is explained in detail in the Assessment of Landscape and Visual Effects (**Appendix C**). The locations for the significant areas of native planting are shown on the site plan. A smaller amount of non-native planting is planned throughout the remainder of the property and the main areas of this are shown on the following Existing and Proposed Planting Plan⁴. Individual specimen trees eg liquid amber, weeping willow and poplars are not shown

8. Existing and proposed planting

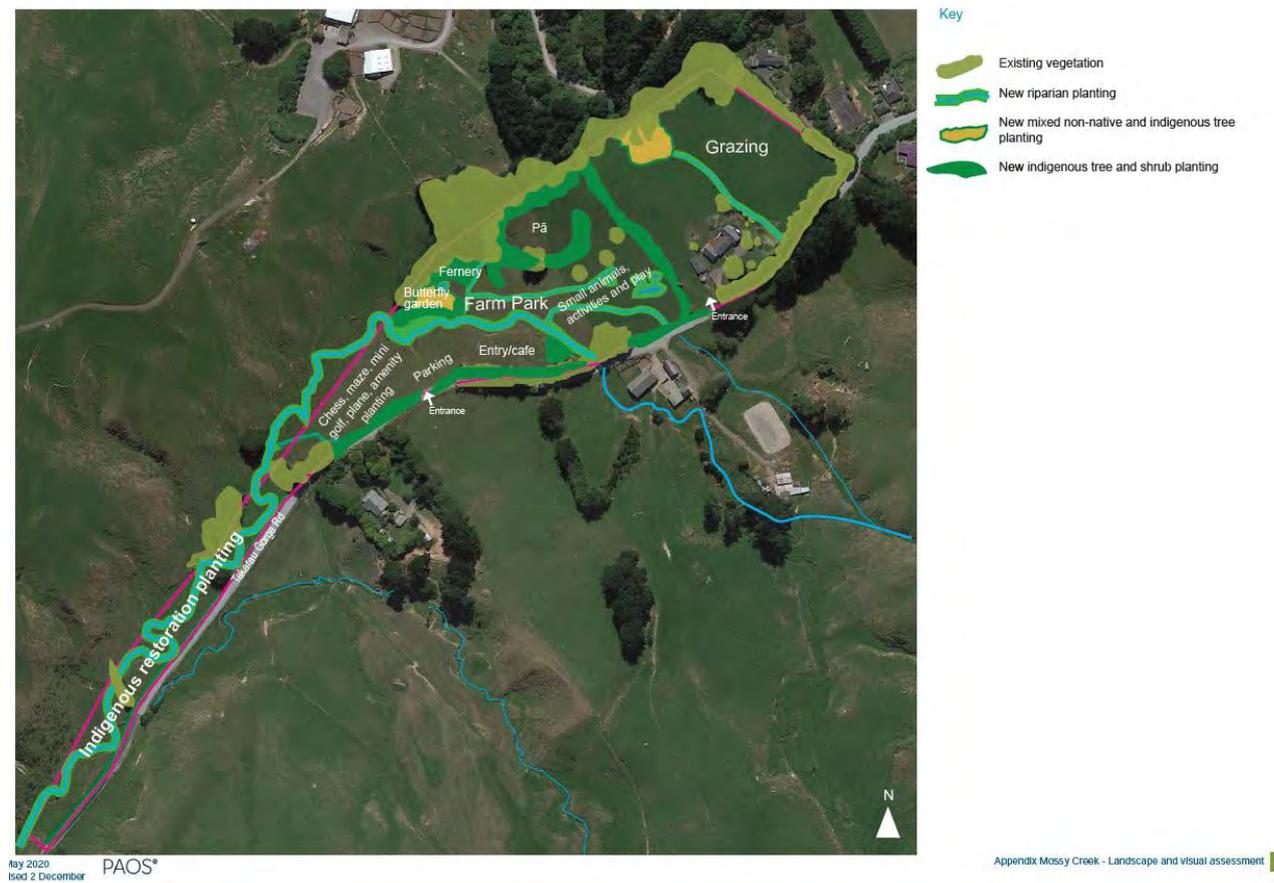


Figure 18: Existing and Proposed Planting Plan

Planting objectives are for amenity, shelter, to delineate different areas of the farm park, to reduce visibility of the farm park from Takarau Gorge Road in particular the parking area, to enhance the

⁴ PAOS Appendix page 10

natural environment, to attract birds and other wildlife, and to provide habitat. Planting has commenced along the road boundary and has been fenced to protect it from stock.

In particular there is riparian planting with most of the stream flowing through a significant part of the property being fenced to prevent stock access and the banks planted with a variety of native species, except for a few metres adjoining where there is access from one half of the property to the other. This area will all be fenced once the culvert can be installed. The riparian planting is a joint project with Greater Wellington Regional Council as part of its Healthy Waterways Fund. The riparian land area planted to date is around 1.6 hectares with boundary planting additional to this.

2.8 Signage

Three signs are proposed at the site with two roadside directional signs intended at Johnsonville and South Makara Road. The post and panel entrance sign will be 1.2m x 1.8m and two signs at either end of the property will be 0.6m x 0.9m and attached to a fence post within the property. The intended directional sign (0.42m x 1.59m) is proposed to be attached to an existing pole in Johnsonville and on South Makara Road once appropriate Council roading approvals have been obtained.

These will only state the name, logo, opening hours and other symbols such as a café sign. There will also be low level wayfinding signage throughout the site.

2.9 Operating hours and Staging

The proposed hours of operation of the farm park are seven days per week, 9.30am – 4.30pm. Actual operating hours are likely to be shorter, particularly over winter.

In terms of staging the farm park is proposed to be constructed over 5 to 7 years with planning assuming 50,000 visitors as the annual average once the park reaches maturity.

As stated previously timing for construction of the extension to the existing house has not yet been established and is not subject to this resource consent application.

2.9.1 Staging

The following existing uses are on the site:

- Grazing areas are in use and some fencing is in place for current stock.
- Residential - existing four bedroom house is in place. This will be supplemented by a secondary dwelling through an extension to the current house (2021/22).
- The bush and stream restoration project is underway. Planting is complete with the focus now on maintaining the planting and supporting growth.

Stage 1 – Prior to opening (eg 2021/22):

- Complete all earthworks and construction of paths and bridges.
- For the entry - build carpark (or the first part of the carpark), install temporary buildings/shipping containers for use as entry building.
- For the area shown in the landscape report as “small animal, pā, fernery, butterflies, gardens and related activities” - the main animal paddocks will be developed along with the butterfly garden.

Stage 2 – After opening:

- For the “small animal, pā, fernery, butterflies, gardens and related activities” area - the pā will be constructed subject to iwi agreement and involvement, fernery to be constructed, small animals and bird areas to be further developed.
- Entry would be expanded by building the second stage of the carpark if necessary (once the stage 1 carpark exceeds 90% capacity for a consecutive period).

Stage 3 – Once park is established with sufficient visitor numbers (eg in 2024-25):

- Entry would be expanded by building the permanent entry building
- Games area to be constructed.

3 Rule Assessment and Activity Status

The only regulatory documents which require consideration to determine the activity status of the proposal is the Operative Wellington City District Plan. As stated, the site is zoned Rural, and a small part of the site is within the Earthquake Hazard Area identified on the Planning Maps. The relevant rules for this zone are listed in Chapter 15 of the District Plan. Further, some earthworks and some signage are necessary. The rules regarding earthworks in the Rural zone are listed in Chapter 30.

An analysis of the relevant rules to determine the activity status of the project is as follows.

3.1 Rural Activities

The proposal does not fall within the District Plan definition of a **rural activity** which:

means primary production activities including horticulture, silviculture, and pastoral farming, but excluding top soil stripping, turf farming and quarrying.

Therefore, the use of the site for a commercial farm park with ancillary café is a non-rural activity, and reverts to being considered as a Discretionary Activity under Rule 15.4.1 as:

Non-rural activities, buildings and structures (excluding residential buildings and associated residential accessory buildings and structures), and factory farming which are not specifically provided for as Permitted Activity are **Discretionary Activities (Unrestricted)**.

Other rules such as work from home and residential activities do not apply. There are also a range of matters in the conditions that need to be considered. An analysis of these conditions is as follows:

Table 3: Rule 15.1.1 Permitted Activity Conditions Analysis

Conditions	Assessment						
<p>15.1.1.1 Noise</p> <p><i>15.1.1.1.1 Noise emission levels resulting from noise associated with power generation, heating, ventilating or air conditioning systems, or water or sewage pumping/treatment systems and other similar domestic installations when measured at or within the boundary of any site, other than the site from which the noise is generated, in the Rural Area shall not exceed the following limits:</i></p> <table border="1"> <tr> <td>7.00am to 7.00pm</td> <td>55dB LAeq(15min)</td> </tr> <tr> <td>7.00pm to 7.00am</td> <td>45dB LAeq(15min); and</td> </tr> <tr> <td>7.00pm to 7.00am</td> <td>75dB LAFmax.</td> </tr> </table>	7.00am to 7.00pm	55dB LAeq(15min)	7.00pm to 7.00am	45dB LAeq(15min); and	7.00pm to 7.00am	75dB LAFmax.	<p>Complies – An assessment of noise levels predicted to be received at the conceptual boundary of the closest rural dwellings indicates the above limit for daytime and night time can be achieved for cumulative noise from activities proposed for the site, when measured in assessed in accordance with the relevant NZ Standards (NZS6801:2008 and NZS6802:2008). See the Acoustic Assessment in Appendix E).</p>
7.00am to 7.00pm	55dB LAeq(15min)						
7.00pm to 7.00am	45dB LAeq(15min); and						
7.00pm to 7.00am	75dB LAFmax.						

Conditions	Assessment						
<p>15.1.1.1.2 Noise emission levels resulting from noise associated with power generation, heating, ventilating or air conditioning systems, or water or sewage pumping/treatment systems or other similar domestic installations when measured at or within any conceptual boundary of a residential building, other than the site from which the noise is generated, shall not exceed:</p> <table border="1" data-bbox="204 638 782 817"> <tr> <td data-bbox="204 638 555 728">Monday to Saturday 7am to 8pm</td> <td data-bbox="555 638 782 728">45dB LAeq(15min)</td> </tr> <tr> <td data-bbox="204 728 555 772">All days 8pm to 7am</td> <td data-bbox="555 728 782 772">60dB LAFmax</td> </tr> <tr> <td data-bbox="204 772 555 817">At all other times</td> <td data-bbox="555 772 782 817">35dB LAeq(15min)</td> </tr> </table>	Monday to Saturday 7am to 8pm	45dB LAeq(15min)	All days 8pm to 7am	60dB LAFmax	At all other times	35dB LAeq(15min)	<p>Complies – An assessment of noise levels predicted to be received at the conceptual boundary of the closest rural dwellings indicates the above limit for daytime and night time can be achieved for cumulative noise from activities proposed for the site, when measured in assessed in accordance with the relevant NZ Standards (NZS6801:2008 and NZS6802:2008). See the Acoustic Assessment in Appendix E).</p>
Monday to Saturday 7am to 8pm	45dB LAeq(15min)						
All days 8pm to 7am	60dB LAFmax						
At all other times	35dB LAeq(15min)						
<p>15.1.1.1.3 Any activity occurring within the Rural Area when measured from any land or premises outside that area must comply with the noise levels stated in Appendix 1.</p>	<p>Complies – An assessment of noise levels predicted to be received at the conceptual boundary of the closest rural dwellings indicates the above limit for daytime and night time can be achieved for cumulative noise from activities proposed for the site, when measured in assessed in accordance with the relevant NZ Standards (NZS6801:2008 and NZS6802:2008). See the Acoustic Assessment in Appendix E).</p>						
<p>15.1.1.2 Discharge of contaminants The discharge of contaminants to land, air or water is a Regional Council responsibility and activities causing discharges may need to obtain a relevant consent from the Regional Council. However, every person has a general duty under Section 17 of the Act to avoid, remedy or mitigate the adverse effects of activities. Where adverse effects are generated the Council will use its enforcement powers as appropriate to protect the environment.</p>	<p>Complies – the composting toilets will meet the Greater Wellington Regional Council permitted activity provisions in Rule 6 of the Operative Regional Discharges to Land Plan and Rule R72 of the Proposed Natural Resources Plan.</p>						
<p>15.1.1.3 Site Access and Parking</p>							
<p>5.1.1.3.1 The minimum distance of any vehicular access to an intersection shall be 20 metres, measured in accordance with the diagram in Appendix 1A.</p>	<p>Complies - See Transportation Assessment Appendix F)</p>						
<p>15.1.1.3.2 As shown in Appendix 1A the minimum sight distances from any vehicle crossing shall be: 50km/hr speed limit 40 metres 60km/hr speed limit 65 metres 70km/hr speed limit 85 metres</p>	<p>Complies - See Transportation Assessment Appendix F)</p>						

Conditions	Assessment
<p>80km/hr speed limit 115 metres 100km/hr speed limit 170 metres</p>	
<p>15.1.9 Signs are Permitted Activities provided that they comply with the following conditions:</p> <ul style="list-style-type: none"> the maximum area must not exceed 1m² only one sign may be displayed on any site signs must denote only the name, character or purpose of any Permitted Activity on the site illuminated signs must not flash. 	<p>Does not comply: Three signs are proposed at the site with two roadside directional signs intended at Johnsonville and South Makara Road. The post and panel entrance sign will be 1.2m x 1.8m and two signs at either end of the property will be 0.6m x 0.9m and attached to a fence post within the property. The intended directional sign (0.42m x 1.59m) is proposed to be attached to an existing pole in Johnsonville and on South Makara Road once appropriate Council roading approvals have been obtained.</p>
<p>15.1.11 The storage, use or handling of hazardous substances are Permitted Activities, except in a Hazard Area, provided that they comply with the following conditions:</p>	<p>Complies. Small amounts of hazardous substances (such as fuel and paint) will be stored and used on site. Storage, use and handling of any hazardous substances will comply with the conditions in 15.11.1-8. An appropriate secondary containment system and spill containment will be constructed and maintained.</p>
<p>15.2.1 Goat farming is a Controlled Activity in respect of:</p> <p>15.2.1.1 the means for ensuring goats do not escape from the farming operation</p> <p>15.2.1.2 the method of owner identification.</p>	<p>Technical; non-compliance. Goats are not farmed per se on the site but are being held as art of the wider visitor attraction. Fencing proposed is specifically for goats. The goats will carry appropriate identification.</p>

As stated, any non-rural activity requires a resource consent as a **Discretionary (Unrestricted) Activity** under Rule 15.4.1 where there are twelve assessment criteria listed all of which are addressed after of the Assessment of Environmental Effects (AEE) section of this application.

3.2 Earthworks

The proposed earthworks are the only aspect of the proposal which is not provided for under Chapter 17 of the District Plan. Earthworks provisions are located in Chapter 30 of the District Plan. The definition of Earthworks in the District Plan excludes any works to do with piling. Accordingly, the piling for the buildings, as well as potential pā palisades do not require consideration under these provisions.

30.1.1 Earthworks in the Rural Area (excluding the Ridgelines and Hilltops Overlay)	
<p>30.1.1.1(a)</p> <p>(i) The cut height or fill depth does not exceed 1.5m measured vertically; and</p> <p>(ii) The cut or fill is not on an existing slope angle exceeding 34 degrees; and</p> <p>(iii) The cut height or fill depth does not exceed the distance from the nearest site boundary, building or structure (above or below ground) measured on a horizontal plane; and</p> <p>(iv) The area to be cut or filled does not exceed 250m².</p> <p>OR</p>	<p>Does not comply. The earthworks for the construction of the carparking area is 2540m². All other conditions can be complied with.</p>
<p>30.1.1.2</p> <p>The cut or fill is no closer than the following (measured on a horizontal plane) to a river (including streams), a wetland or the coastal marine area in the Rural Area 20m</p>	<p>Does not comply: Earthworks for the carparking area is 12 metres from the stream, the Barn is 8 metres and the Garden Room 10 metres at their closest points from the road drain approximately.</p>

As the area of earthworks and proximity of earthworks to the stream cannot be complied with Discretionary Restricted rule 30.2.1.1 applies. Council has restricted its discretion to:

- (i) Earthworks stability (except for cuts and fills for tracks associated with permitted rural activities);
- (ii) erosion, dust and sediment control;
- (iii) visual amenity – where the cut height or fill depth exceeds 2.5m or the area exceeds 250m²;
- (iv) *blank*
- (v) Earthworks and structures associated with rivers (including streams) and the coastal marine area where the cut or fill is closer than the following (measured on a horizontal plane) to a river (including streams), wetland or the coastal marine area: Rural Area 20m.

3.3 Overall Activity Status

The activity status of the various matters which comprise this resource consent application are detailed in the following table:

Table 4: Activity Status Summary

Activity	Status	(Rule)
Farm Park Activity	Discretionary (Unrestricted)	(15.4.1)
Structures	Non rural structures Discretionary (Unrestricted)	(15.4.1)
Signage	Discretionary (Restricted)	(15.3.4)
Car Parking Area	Discretionary (Unrestricted)	(15.4.1)
Earthworks	Discretionary (Restricted)	(30.2.1.1)

Overall, the proposal is a **Discretionary Activity (Unrestricted)**.

4 Assessment of Environmental Effects

This section provides an assessment of the actual and potential effects of the proposal, in accordance with section 88(2)(b) of the Act and 1(d) of the Fourth Schedule.

4.1 Positive Effects

It is legitimate to consider positive effects of the proposal as the definition of effect in the Resource Management Act includes positive effects. The proposal provides for a farm park activity with ancillary activities in Wellington's Rural zone. The proposed activity (and its associated structures) will introduce people to a part of Wellington that they may not have otherwise visited, and will have positive social, benefits for the applicant and their customers, as well as a positive economic wellbeing effect for the applicant. In particular, the proposal provides for a rurally based tourism activity in close proximity to urban Wellington.

There are also positive environmental effects through the implementation of the extensive planting and stream restoration already well underway at the site.

The applicant has provided the following positive benefits from the proposal.

The farm park is for 2 to 12 year old children and their parents who want to have an experience for their children that is different from the local playground and what's on a screen/device.

When children interact with animals, they build the all-important senses of connection, empathy and caring. Interacting with animals helps children to work on their social skills with no pressure.

The farm park's storybook themes will also encourage parents to confidently support their own and their children's wellbeing and resilience. Family members will be able to learn empathy, leadership skills, sense-making, problem-solving, resilience and self-management in a fun, natural environment that all can relate to intellectually and emotionally.

Stories are universal in that they can bridge cultural, linguistic and age-related divides. Storytelling is a means for sharing and interpreting experiences. In addition to its traditional forms of fairy tales, folktales, mythology, legends, fables etc., modern story telling can represent history, personal narrative, political commentary and evolving cultural norms. Storytelling can help to connect children with their environment, teach children to have respect for all life, value inter-connectedness and always work to overcome adversity. Contemporary storytelling is widely used to address educational objectives.

4.2 Landscape and Visual Effects

These matters are considered to be the primary effects of the development that need to be considered. PAOS Limited, a landscape planning, landscape architecture and urban design firm was

commissioned by the applicant to undertake a comprehensive Landscape and Visual assessment of the proposal. This is attached as **Appendix C**.

The PAOS report assesses the landscape and visual effects of the proposed farm park (the site) using established methodology. It also assesses the proposal against the objectives and guidelines of the Rural Area Design Guide. The report includes an appendix which has maps and images showing the proposal, landscape analysis, the District Plan context, viewpoint locations and a detailed visual analysis.

4.2.1 Landscape analysis of the existing environment:

The PAOS report explains the wider landscape that the site sits within:

The topography of the wider setting is made up of a series of ridgelines and gullies that run generally parallel to the coast. The prominent, distinctive and widely recognised sky line landform of Totara and Te Wharangi Ridges separates rural and urban parts of Wellington. Mt Kaukau is the highest peak at 430 metres, is a destination along the Skyline Track and is visible from the site. The ridgeline landscape is mainly open pasture with some rocky outcrops. This landscape is identified as a Special Amenity Landscape (SAL) as a distinctive and widely recognised landscape in WCC's draft 'Planning for Growth - Backyard Tāonga'. See Figure 8 showing the site in its context as viewed from the Skyline Track along Te Wharangi Ridge.

Ohariu Valley runs from Spicer Forest (to the north east) to Takarau Gorge Road (to the south). Ohariu Valley Road and Takarau Gorge Road runs along the foot of the valley, as does Ohariu Stream. Buildings are generally located on or near the valley floor.

The report then comments further on character within Ohariu Valley:

The wider Ohariu Valley is valued for its rural character. This character comes from the surroundings which although modified are likely to be generally identified as 'natural'. Attributes associated with the valley are pastoral farming, wind farm, equestrian interests, lifestyle blocks, housing in moderation with understated buildings, a generally quiet and peaceful environment but with noise at times from rural activities, low levels of development, and narrow windy country road.⁵ Typical of rural buildings are the farm buildings and stockyards opposite the site (see Figure 9). The scale and materials of houses in the valley vary from large two-storey dwellings to modest ones.

A summary of the key attributes of the site and its setting are:

1. *Open ridges and spurs with pastoral farming on valley sides and rural residential and utility buildings close to or on the valley floor.*

⁵ These attributes include key values identified by the local community during preparation of WCC 'Ohariu Valley Rural Community Plan', 2001.

2. *Unmodified landform.*
3. *Views of open farmlands, ridges and spurs above the valley floor.*
4. *Boundary shelter belt trees, largely exotic with some native trees and other vegetation.*
5. *Narrow winding road with glimpses of houses, their gardens and associated buildings screened behind boundary vegetation.*
6. *Streams on the valley floor.*
7. *A generally quiet and peaceful environment with noise associated with rural activities.*
8. *A quiet night time environment.*
9. *Timber or post and wire fencing, rural-style gates and generally driveways with soft surfaces rather than concrete or asphalt.*
10. *Smaller fenced paddocks on the valley floor close to residential buildings with structures associated with rural activities such as stockyards, utility buildings and shelters for animals often of timber or corrugated iron and dark colours.*

After identification of the statutory and policy framework relevant to this assessment (Regional Policy Statement, Wellington City Council District Plan Rural Area Design Guide) the Assessment then discusses four groups of measures to avoid, remedy and/or mitigate adverse effects. These are replicated below.

Scale and location of new buildings

1. *The new work shed, water tanks and waste management facility are at a scale that is similar to existing structures. The scale of the largest building (the entry and café) is in scale with and a darker colour to existing farm buildings across Takarau Gorge Road. Smaller structures such as the animal shelters are typical of the rural environment. The extension to the existing house is modest and involves extending some of the existing rooms.*
2. *All buildings, including the house to be extended, are located on the lower and less visible parts of the property where they are screened from view by road boundary vegetation. Water tanks and pump house at the rear of the pā site are screened by indigenous bush planting.*
3. *The larger buildings are in two groups:*
 - *The work shed, water tanks and garage near the existing house*
 - *The entry and café, water tanks located near the road and carpark. A small barn is located on the opposite side of the stream from the entry/café.*

4. *Animal shelters, playhouses and gazebos are small in scale.*

Maintenance and enrichment of ecological values

5. *Retention of existing trees on the property and enrichment through exotic and indigenous tree planting.*
6. *Permeable carpark surface and runoff slowed and treated by directing it to a planted perimeter swale.*
7. *Permeable surfaces for accessways and paths throughout the property.*
8. *Existing streams and water quality is protected and enhanced. Streams are fenced and riparian buffer areas planted with riparian plant species.*
9. *Tracks to be well designed and constructed so they do not discharge run off directly into streams.*
10. *Proposed ponds have riparian planting. Ponds for ducks and swans are not connected to the main stream.*
11. *A planted swale runs through the farm park. Swale planting will slow and treat run off before it reaches the stream.*
12. *Planting that attracts insects such as bees and butterflies in the small animal garden areas and butterfly area.*

Visual mitigation and maintenance of rural values

13. *Existing road boundary planting is extended, strengthened and enriched to reduce views from the road and to and from farm buildings and stockyards on the eastern side of Takarau Gorge Road.*
14. *Tree and large shrub planting along the northern side of the farm park will separate the existing house visually from the farm park and ensure privacy for residents.*
15. *Materials for buildings and structures are common in rural areas. Materials of the house extension match those of the existing house.*
16. *Non-reflective dark colours are used for roofs and exterior walls of buildings (except for the garden room and small playhouses).*
17. *Fence and gate design and materials are typical of rural locations - timber posts and rails, wire and batten and some with rabbit netting and heights that vary from 900 to 1.8m depending on the animal.*

- 18. *The pā structure will be timber within a planted native bush setting and backdrop of large established shelter belt trees.*
- 19. *Opening hours are restricted to day time between 9.30am and 4pm and a quiet and dark night time environment is maintained.*
- 20. *Carpark capacity is limited to 100 parking spaces.*
- 21. *Signs are modest in scale and limited to three at the site (an entrance sign and one at each end of the site), as well as proposed directional signs at Johnsonville and on South Makara Road.*

Construction

- 22. *Construction to be sequential over a 5 to 7-year period.*
- 23. *Construction to be limited to typical work hours i.e. Monday to Friday. Recommended hours are between 7.30am and 5pm.*
- 24. *Material excavated during the construction period is to be reused on site as much as possible to avoid material being removed from the site. For example, to form a bund along the south side of the driveway to the second dwelling and planted for privacy and to reduce views of the house. Additional material is to integrate with existing contours.*
- 25. *Waterways to be protected during the construction period. Erosion and control measures will be set in place during construction in order to avoid erosion and the generation of sediment. An Earthworks Management Plan (EMP) will be developed prior to any works taking place.*

4.2.2 Landscape and Visual Effects Assessment - Part 2:

The PAOS report then carries out an assessment of visual and landscape effects on a 7-point scale (from very high effects through to very low to negligible or no effect) in accordance with an industry standard assessment methodology. This rating scale⁶ is shown in Table 5 below and is used as the assessment criteria for the identification of landscape and visual effects.

Table 5: Assessment Criteria

Significance of effects (RMA)	Rating scale	Description of rating scale
	very high	The proposal completely changes or leads to the loss of all or most of the key attributes of the site. The changes dominate visually.

⁶ PAOS Table 3

MORE THAN MINOR	high	The proposal leads to a major change to most of the key attributes of the site. Many of the key attributes of the site are lost although the underlying landscape is still recognisable.
	moderate -high	The proposal brings about some loss or modification of some of the key attributes of the site. Changes are not inconsistent with the existing landscape.
	moderate	The proposal partially modifies some of the key attributes of the site. Changes are recognisable as something new but the existing landscape is still apparent.
MINOR	moderate - low	The levels of change and modification of the key attributes of the site brought about by the proposal are not serious or important, although they may be noticed. Changes and modification are consistent with the existing landscape.
LESS THAN MINOR	low	The proposal leads to low levels of change or modification of the key attributes of the site. The landscape can absorb changes and changes are not likely to be noticed by a casual observer.
	very low to negligible or no effect	The proposal brings about small levels of change or no change to the key attributes of the site. Changes or modification are hardly noticeable or not noticeable.

In outlining and assessing potential visual and landscape effects of the farm park during and after construction and once mitigation has been implemented, PAOS broke these down into separate visual and landscape effects. The method and result of these assessments are summarised below.

4.2.3 Visual Effects

The first step was field work to identify visibility of the site and potential viewers. 20 viewing points were identified with the Location, Description of view and the Potential Viewers recorded. The most distant viewpoint was Mt Kaukau on the Skyline Track approximately 2 kilometres from the site and selected because it is a popular visitor lookout point. All other viewpoints are close to the site. A series of photographs were taken moving along Takarau Gorge Road because the site will most commonly be viewed as people move along the road, including people from neighbouring properties. Views from neighbouring properties are screened by trees around houses or intervening landform. Photographs of the view from the farm buildings and stockyards across the road from the site were taken from the road verge at the entrance to Takarau Gorge Road.

PAOS grouped these views in Table 4⁷ of the assessment of landscape and visual effects as:

- Long distance views – Mount Kaukau
- Moving north to south along Takarau Gorge Road

⁷ Pages 15 to 17

- Moving south to north along Takarau Gorge Road
- Views from Neighbouring Properties.

PAOS then determined the degree of landscape and visual effect on locations/receivers within each of the viewing distance groups from the two phases which comprise the project, being the construction and then operation/permanent phase.

In addition to the visual effects, PAOS also considered the effects of the proposed farm park on landform, water, landcover, landscape character and natural character. A summary of their conclusions on these matters is as follows:

4.2.4 Summary of visual and landscape effects

Effects during construction

	Rating of effects on visual amenity	Significance of effects	Rating of landscape effects	Significance of effects
Type of Effect	adverse		adverse	
	<p>Close views:</p> <ul style="list-style-type: none"> • low when construction is sequential. • moderate to low when construction takes place at one time <p>Distant views: very low</p>	<p>less than minor</p> <p>minor</p> <p>less than minor</p>	<p>Landform: low</p> <p>Water: low</p> <p>Landcover: low</p> <p>Landscape character: moderate to low</p> <p>Natural character: low</p>	<p>less than minor</p> <p>less than minor</p> <p>less than minor</p> <p>minor</p> <p>less than minor</p>
Comment	Construction activity is temporary and is limited to the working week and typical working hours. Construction activity will be viewed from some distant and close viewpoints but the site makes up a very small part of expansive views, existing vegetation screens some views and will become more effective as vegetation matures		Earth works are not significant and mitigation measures and the temporary construction period reduce potential adverse effects.	

	and fills gaps in road boundary planting. Views from the road are short term.	
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Effects during Operation (after five years of operation)

	Effects on Visual Amenity 5-years after construction	Significance of effects	Landscape Effects 5 years after construction	Significance of effects
Type of Effect	adverse		adverse / beneficial	
	<p>Close views</p> <p>The house extension</p> <p>The farm park:</p> <p>1. Views from the neighbouring farm at 255 Takarau Gorge Rd – moderate to high</p> <p>2. Views from Takarau Gorge Rd -</p> <ul style="list-style-type: none"> · For casual viewers - low · For neighbours - moderate to low <p>Distant views: very low</p>	<p>less than minor</p> <p>more than minor</p> <p>less than minor</p> <p>minor</p> <p>less than minor</p>	<p>Landform: low adverse</p> <p>Water: beneficial</p> <p>Land cover: beneficial</p> <p>Natural character: beneficial</p> <p>Landscape character: · moderate adverse</p>	<p>less than minor</p> <p>beneficial</p> <p>beneficial</p> <p>beneficial</p> <p>more than minor</p>
Comment	<p>Many close viewers have transient and partial views of the site, either because they are moving along Takarau Gorge Rd or vegetation or landform screens views of the site. Neighbours will be more aware of additional buildings, structures and activities. People working on the neighbouring farm will be aware that they may be observed and this may change their experience of working in</p>		<p>Most farm park buildings and structures are located on the lower and flatter parts of the site and require minimal changes to landform. The pā will utilise the natural landform, has an established shelter belt of large trees as a backdrop and will sit within in a bush setting. Fencing, stream and swale, riparian planting and bush restoration will improve water quality and habitat. Indigenous and non-indigenous</p>	

	<p>this rural environment. For distant viewers the site is small in the context of wide expansive views and the wider landscape can absorb changes.</p>	<p>planting, riparian planting and indigenous bush restoration will provide shade, shelter and habitat, restore natural character and enhance natural patterns and processes. Visitors will experience the rural environment and learn about farm animals. Partial loss of the quiet and peaceful rural environment and changes to landscape character through structures and activities that are not typical in a rural environment, and a more intensively developed farm park site.</p>
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4.2.5 Rural Area Design Guide

PAOS carried out a detailed assessment of the proposal against the provisions of the Rural Area Design Guide where it was found:

The proposal meets all of the guidelines except one, which it partly meets. This is because structures like the pā, play structures and the plane are less characteristic of the rural area. But their scale is modest and overall the proposal is sensitive to the rural landscape in that the scale, materials and colours are typical of the rural environment. The proposal is environmentally sustainable in its choice of materials, increased vegetative cover, shade and shelter, protection and enhancement of waterways, disposal of wastewater and integration of proposed infrastructure and do not visually dominate the natural and rural character. Limiting hours of operation to during the day maintains the neighbourhood as a quiet and attractive place to live, although opening hours over the weekend will bring more people to the neighbourhood.

4.2.6 Landscape and Visual Assessment Conclusions

The PAOS report reported on the effects of both the farm park and the proposed residential extension for a second self-contained dwelling. The following relates to the effects of the Farm Park only.

Landscape effects		
Landform	<p>Effects on landform: less than minor during construction and on operation</p>	<p>The landform will remain essentially the same. Some earthworks will be required for building platforms but on completion they will sit within the landform and will not dominate it. The pā will utilise the natural slope. Existing landform will be reinstated after the ponds have been excavated and filled.</p>

Water	less than minor during construction; beneficial on operation	Water ways will be protected during construction and during operation. Measures to protect and improve water quality include fencing waterways, riparian planting, planted swales collecting run off, tanks that hold wastewater and restoration bush areas.
Landcover	less than minor during construction; beneficial on operation	Retention of existing trees are retained with additional tree, shelter, amenity and riparian planting, indigenous bush restoration and a planted dripline where there is currently pasture.
Landscape character	minor during construction; more than minor on operation	Activity during the construction period temporarily changes the landscape character of the immediate environment but construction hours are limited, construction phased, and the use of machinery is not unusual in this environment. The farm park will have a more intensively developed site with more structures, activity and people than may be expected in this rural environment. The pā and some play structures are not typical of the rural environment. The result is some loss of the generally quiet and peaceful qualities of the rural environment.
Natural character	less than minor during construction; beneficial on operation	Restoration planting, replacement of pasture grass with indigenous and non-indigenous amenity shelter and riparian planting will restore natural patterns and processes and will connect the site to Significant Natural Areas in the neighbourhood. The farm park will be dark at night and the quiet night environment will remain.
Visual effects		
Distant views	less than minor	The site can be viewed from parts of the Skyline Track and from Mt Kaukau Trig, although views are all partial because of the large shelter trees on and near the site and landform close to viewpoints. Additional planting on the site will further reduce views of the farm park. Distant views are wide and the landscape has the ability to absorb this site and activities on it.

Close views		
Casual viewers passing on Takarau Gorge Road	less than minor	Tree planting on boundaries and within the site will screen many buildings and structures. Sequential construction over five to seven years and limits to construction hours will reduce adverse visual effects during construction. The second dwelling and buildings and structures in the farm park are modest in size and their materials, colours, and orientation and a dark farm park at night will reduce adverse visual effects.
Views from neighbouring properties	less than minor	Neighbours of the farm park will not view the farm park or the second dwelling from their own properties because shelter belt on their properties as well as planting on the site, or landform screens the site from view. Planting along the road boundary and along the driveway to the second dwelling will screen the second dwelling.
Views for neighbours travelling along Takarau Gorge Road	minor	Close neighbours who most frequently pass the farm park as they travel to Ohariu Valley and Johnsonville will be aware of the increased number of buildings, structures and activity during construction and farm park opening hours. These are residents at six properties that lie to the south of the site and pass the property when traveling out of the valley (231, 283, 329, 337, 335 and 341 Takarau Gorge Road). Mitigation measures will reduce adverse effects on these viewers and views will be short term, but views of the farm park during construction and on operation will to some extent change the experience of living in this rural environment. Other neighbours may also pass the farm park, but only when they travel south through Takarau Gorge Road to Makara Road.
Farm worker opposite the farm park at 255 Takarau Gorge Road	more than minor	Anyone working on the farm and particularly when working in the stockyards will be aware of farm park visitors and may feel observed as they carry out their work. In five plus years' time, additional boundary planting will have reduced views. However privacy and a peaceful environment that is expected in the rural

		environment is likely to change for anyone working on the farm.
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Overall, on the basis of the Visual and Landscape Assessment undertaken by PAOS, the actual and potential visual and landscape effects of this proposal, both during construction and in the ongoing operation of the proposal on any single party, and on the wider environment, will only be more than minor for landscape character and for the views of any farm worker opposite and minor for immediate neighbours when travelling through Takarau Gorge Road.

4.3 Noise Effects

Malcolm Hunt Associates [MHA] were commissioned to review the noise-related aspects of the proposal and to prepare an Assessment of Environmental Noise Effects for the proposed activities. This is included in **Appendix E**. For noise assessments the Act requires that such reports include details as corresponds with the scale and significance of the effects that the activity may have on the environment.

The objective as outlined in the MHA report is to describe potential nature and scale of noise effects arising from the proposed activities, as may affect existing surrounding land uses and to assess these in the context of the relevant standards and guidelines. The acoustic report sets out:

- Information on noise-related aspects of the activity and site and the expected noise emission levels and characteristics;
- An assessment of noise from the proposed activities, as received in the surrounding environment;
- An assessment of these noise levels in terms of the Wellington City District Plan;
- Recommended noise mitigation measures.

The main noise sources in the MHA report were identified as:

- Vehicle activity;
- People and animal sounds outdoors;
- Fixed Plant;
- Indoor sounds.

The proposed layout of the site and proximity to sensitive receiver sites in the local area have been considered within the predictions undertaken. The main activity areas adopted within the assessment are:

- a. Studio & café;

- b. Garden room;
- c. Car park;
- d. Picnic area;
- e. Pony rides;
- f. Chess area.

In terms of the assessment the report concludes:

Based on the noise prediction method described above, cumulative noise levels for a typical busy day are not considered likely to exceed LAeq(15 min) 45 dB at any existing dwelling. This is the noise limits set out in the District Plan for various types of mechanical plant operating in the rural zone and represents a reasonable level for protection when applied to at any residence, especially compared to the upper recommendations of NZS6802:2008 for such sites.

In the interests of applying a suitable noise standard to avoid noise nuisance District Plan Rules 15.1.1.1 has been adopted as a recommended condition limiting noise from the proposed on-site activities, which we recommend be worded as follows;

Noise from consented activities on the site shall comply with the following noise limits when measured at or within the conceptual boundary of any residential dwelling existing at the date of this consent:

Monday to Saturday 7am to 7pm 45dB (LAeq(15min))

At all other times 35dB (LAeq(15min))

All days 7pm to 7am 60dB (LAFmax)

Noise shall be measured in accordance with New Zealand Standard 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with New Zealand Standard 6802:2008Acoustics -Environmental Noise.

Providing the activity complies with the above recommended noise limit, the MHA report considers that there are no environmental noise-related reasons for withholding consent on noise grounds.

4.4 Traffic Effects

A Transportation Assessment Report for the proposal has been undertaken by Stantec (formerly Traffic Design Group). This assessment is attached as **Appendix F**. The assessment contains:-

- a review of the existing transport environment where;

- Takarau Gorge Road allows for two-way traffic in a generally north east / south west alignment and is subject to 60km/h speed limit.
- There is a carriageway width of between 4.4-4.8 metres. The road is rural in nature and does not provide kerbing or footpaths.
- Average daily traffic (ADT) counts show that Takarau Gorge Road experiences flows of 215 vehicles a day. In the peak hour, 23 vehicles per hour (“vph”) were recorded; less than a vehicle every two minutes travelling past the proposed site.
- Heavy vehicle traffic comprised between 4% and 8% of the overall vehicles on Takarau Gorge Road.
- a review of the existing site access arrangements where;
 - The site is currently accessed from a formed 7.5 metre access along the northern kerb line of Takarau Gorge Road.
 - A sight distances of approximately 55 metres to the north is available. This is restricted due to the alignment change of the carriageway.
 - It is noted that two new accesses are being proposed along the site frontage to gain access to the residential dwelling and annex building addition and to the farm park car park, the current access is proposed to be closed.
- a review of the existing safety environment where:
 - Collision records were obtained from the industry available Crash Analysis System (CAS) for the study area included 250 metres either side of the existing formed access at 252 Takarau Gorge Road and 250 metres either side of the proposed car park access to the west.
 - The historical crash records show that one crash has been recorded within the last 10 years along the site frontage. This crash was a head on collision which resulted in minor injuries and was caused by a foreign driver crossing the centre line due to loss of concentration.
 - In the last 20 years of crash data, three crashes were recorded as shown in Figure 2-9. Two of these were head on crashes (one described above) and the third was a loss of control crash. The head on crashes occurred either due to a distracted driver or limited visibility due to the narrow and rolling nature of the road. The loss of control crash was attributed to the driver being above the alcohol limit, it is not considered that this crash was the result of the form and function of the existing carriageway.
 - From the information presented above, there are no existing concerns with regards to the safety environment along the immediate site frontage and the existing and

proposed site accesses. The increase in traffic along Takarau Gorge Road is not likely to worsen the safety environment when compared to what is currently experienced further along the route.

- a review of the development proposal where;
 - Access to the car park associated with the farm park is to be provided approximately 230 metres south west of the formed access at 252 Takarau Gorge Road.
- a review of the District Plan provisions in relation to the development proposal where;
 - In terms of transport provisions, this proposal meets the requirements for Permitted Activities. It is considered that with appropriate design, the proposal can be safely accommodated on-site. Further information concerning trip generation, access and car parking has been provided below to demonstrate how this is achieved.
- an assessment of effects resulting from the proposal, including trip generation, access and parking where;
 - Due to the unique land use being proposed, information regarding trip rates for this type of land use activity is not readily available. Market research⁸ to understand the likely number of visitors that may be attracted to the site on a yearly basis was undertaken.
 - The anticipated yearly number of visitors has been assessed with some assumptions being made to understand the likely average day and peak daily vehicle trips generated by the site.
 - One the busiest day of the year, the farm park is likely to generate a total of 92 vehicle trips. This results in an additional 184 vehicle movements (entering and exiting the site) a day on Takarau Gorge Road. This equates to a vehicle arriving or departing the site every 3 minutes during the busiest period of the busiest day.
 - The TAR concludes that the quantum increase in traffic is not considered to pose a concern and can be appropriately absorbed by the local road network without adversely impacting the existing safety and / or capacity of Takarau Gorge Road.
 - There is no evidence within the existing crash history to suggest that heavy vehicles including any buses travelling along Takarau Gorge Road pose a safety concern in the vicinity of the site. Due to the low level of bus trips to be associated with the site, this does not cause concern above that which is currently experienced.
 - A new accessway will be required for vehicles to and from the carpark. This access will be constructed in line with the standards held within AS/NZS 2890.1:2004 Off-street

⁸ Curia Market Research Ltd.

Car Parking. Due to the road classification of Takarau Gorge Road and the number of proposed parking spaces (outlined below), the proposed access will be built in line with a category 1 access driveway within the standards. Therefore, the access will be required to achieve a combined entry / exit driveway width of between 6-11 metres.

Carparking Area

The anticipated peak number of visitors is expected to generate a total of 92 vehicle trips per day, with the duration of such a visit is predicted to be between 2 and 3 hours, resulting in the distribution of the 92 vehicles over an 7-hour day, and resulting in a peak parking demand of approximately 35 parking spaces.

The indicative plan for the proposed parking area, shows how 50 parking spaces and a school bus / tour coach can be accommodated. Furthermore, the paddock bordering the proposed carpark can be used for overflow or even in future be used as an extension to the carpark if so required.

Assuming a simple layout that incorporates the use of 60-degree parking bays, the parking bays will be required to be provided at 2.5 metres wide and 5.0 metres in length. The circulating aisle width will be required at 5.2 metres wide. Using these dimensions 50 spaces can be achieved. At the detailed design stage, it will be possible to provide further design detail and it is likely that 50 spaces can be attained; and this is more than the peak vehicle generation of the site. This quantum of parking is considered to provide more than sufficient off-street parking capacity to meet peak parking demands of the site.

It should be noted that the applicant proposes to stage the development and also proposes to monitor carparking occupancy. Should a 90% occupancy of the first part of the carpark be achieved on a frequent basis, the applicant accepts a condition requiring building the remainder of the carpark.

To accommodate buses, specific parking will be provided for over length vehicles. The TAR considers that the parking demand can be sufficiently accommodated within the boundary of the proposed site.

Recommended conditions relating the design of the access and the detailed layout of the carparking area are recommended. On the basis of these conditions the TAR concludes that the development can be supported in principle without having traffic effects that are considered to be more than minor.

4.5 Geotechnical and Earthworks Effects

A-Build Consulting Engineers were commissioned to carry out a geotechnical assessment to consider site conditions that apply. The report attached as **Appendix D** contains:

- The investigations carried out both on site and a review of available aerial photography and the Wellington geological map.
- The Geological and Fault Setting where the Ohariu Fault passes in close proximity to the northwest of the site.
- A description of the site conditions including the details of the topography and the watercourses.

- An analysis of the subsoil and groundwater conditions.
- An assessment of slope stability where any instability is assessed as being minor in extent and localised and is unlikely to adversely affect the development. Provided any earthwork construction ensures that stable batter slopes are formed the development should not have an adverse effect on slope stability.

The report contains four sets of recommendations:

- 1) In general terms the site appears suitable for the proposed development with a low risk of land hazards provided development is in accordance with conditions and constraints.
- 2) In relation to foundations including earthquake loading, piling and engineering supervision. Specific attention is required for the footbridges and measures to manage bank erosion.
- 3) Earthworks batter design and filling material use and design.
- 4) Managing Drainage and Erosion Effects including:
 - a. Stormwater to ensure that all runoff is collected and discharged appropriately.
 - b. Managing exposed soils.
 - c. Specific design of soakage pits or on-site wastewater dispersal.
 - d. Onsite stormwater detention.

The earthworks will have a temporary visual effect during construction, then upon completion of construction will be covered by the proposed buildings with the surrounding areas either subject to hard or soft landscaping. Therefore, any visual effects as a result of the earthworks are considered to be negligible.

Stability of the earthworks is largely resolved through the site's topography. In proximity to the stream design and construction of batter slopes will need to be considered and appropriately engineered. On this basis stability effects are considered to be negligible.

Standard industry controls will be implemented during construction of the earthworks to manage any erosion and sedimentation effects. This will include, at a bare minimum, sediment interception devices placed at key locations downhill of the earthworks. If extreme weather events are forecast while earth is exposed, measures such as covering cut faces may be employed. Given these measures will be in place, erosion and sedimentation effects are considered to be less than minor.

There will be also be minimal effects arising from the transport of material as all excess cut material can be utilised on site. Overall, geotechnical and earthworks effects are considered to be less than minor.

4.6 Ecological Effects

As has already been discussed, the work that the applicant has implemented with extensive riparian planting is a key feature of the project. There is also significant other planting proposed particularly on the road boundary that can only assist with enhancement of ecological values. These measures have been described in the PAOS report and will also realise beneficial landscape and natural character effects.

There are not considered to be any adverse ecological effects from the proposal subject to managing earthworks through conditions of consent.

Consequently, the actual and potential ecological adverse effects of the proposal are considered to be negligible and the beneficial ecological effects of the proposal will be significant.

4.7 Cultural Matters

Consultation is being carried out with Ngati Toa and Taranaki Whanui in relation to the farm park including construction of a pā. The applicant will keep Iwi informed on the progress of the consent and will work with them during the construction and life of the pā.

From a planning perspective there are no known sites of significance to Tangata whenua identified in the District Plan. Subject to formal comment of Iwi, the effects of the proposal on cultural values are considered to be positive.

4.8 Other Effects

The only other effects relate to lighting and signage. In respect of lighting the hours of operation proposed are all within daylight hours. Any additional lighting of the entry/café will only be for the purposes of maintaining security.

Signage is limited to ensuring that patrons of the farm park can adequately find and enter the carparking area. Signs will not be illuminated and are only of a size necessary to convey the name and key information about the Farm Park.

4.9 Overall Effects Assessment

In summary, all actual and potential adverse environmental effects arising from the proposal will be acceptable.

5 Assessment Criteria

In carrying out this evaluation there are relevant Assessment Criteria contained in Rule 15.4.1 that assist in guiding decision making. The applicable matters are commented on in turn.

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:

15.4.1.1 - Whether the buildings, structures or other works are of an appropriate scale having regard to local landforms and the nature of surrounding development. Where new buildings or structures are sited within the more densely settled areas of the Makara Valley, Ohariu Valley or Horokiwi, they should reflect the scale and form of existing farm houses and buildings and structures.

The largest building proposed is the entry and café. This is single storey and has been designed to reflect the form and to be of complementary materials to other non-residential buildings in the Rural Area. Other structures are small scale buildings that are either consistent with rural farm buildings typology or farm park features such as the pā, the waka shed and the proposed model aircraft. The parking area, while relatively large, is screened with proposed planting but is a size necessary to accommodate the assessed maximum demand. This is in order to avoid potential negative effects if families wish to visit but find that the carpark is full. The carpark will also be built in stages.

15.4.1.2 - Whether the extent to which the amenities and the quality of the rural environment can be maintained or enhanced. The potential impacts of noise, dust, glare, vibration, fumes, smoke, electromagnetic effects, odour, other discharges or pollutants or the excavation or deposition of earth are assessed to avoid, remedy or mitigate adverse effects. Particular consideration will be given to maintaining a quiet night-time rural environment.

The PAOS report on Landscape and Visual Effects states that amenities and the quality of the rural environment can be maintained or enhanced with the exception of farm operations to the property immediately opposite. Views from the existing house opposite to the south and the anticipated new dwellings at 295 Takarau Gorge Road are either limited to the extreme narrow streamside portion at the south of the site or are screened by existing vegetation. Other rural amenity values such as noise can be managed through limitations on hours of operations while construction effects including earthworks can be managed through design and conditions of consent.

15.4.1.4 - Whether the site of the proposed activity is appropriately located having regard to the scale of the building development proposed and the intensity of the activity. Council will generally look to encourage the dispersal of non-rural activities in the Rural Area and discourage their concentration in any particular location. Council will also consider the extent to which any non-rural activity, building or structure may hinder farming activities.

The facility is well located for its form and function as a Farm Park. However, while rural the site is in good proximity to urban Wellington. The intensity of activity will vary depending on the day of the

week, the weather and demand. The buildings proposed are complementary to the activity and do not hinder farming activities which are limited due to the size of the project site.

15.4.1.5 - *Whether activities which generate traffic flows which are significant in the rural context have access from formed, sealed roads. Council takes into account whether the amount or type of traffic will exceed the capacity of the roading network or will otherwise adversely effect the rural environment.*

The Stantec Transportation Assessment Reports concludes that the road network can accommodate the activity without compromising safety or the capacity of Takarau Gorge Road.

15.4.1.6 - *The extent to which the foreseeable parking demands for the activity can be contained within the site. It is preferable to remove any possibility of vehicles parking on the sides of Wellington's rural roads, due to their narrow width and winding nature.*

A parking area has been designed of a size to match the worst-case scenario of parking demand. If the stage 1 carpark is found to be of insufficient size over a continued period, the applicant is prepared to accept a condition requiring the extension of the carpark.

15.4.1.7 - *Whether access to and from the site can be achieved without adversely affecting the safe and efficient operation of the road network and pedestrian safety.*

The Stantec Transportation Assessment Report concludes that the site accesses to Takarau Gorge Road are safely located.

15.4.1.8 - *The extent to which the landscape amenities and ecological values will be maintained or enhanced. Existing vegetation on the site should be retained where possible.*

The PAOS Landscape and Visual effects assessment concludes that there will be on the whole a maintenance or enhancement of landscape amenities. With the recent and proposed planting especially to the riparian margins ecological values are considered to be significantly enhanced.

15.4.1.12 - *Whether alternative sites for the activity, including sites in the urban area, and alternative methods for undertaking the activity, have been considered, and the impact of the alternatives on the environment.*

5.1.1 Alternatives

Section 6(1)(a) of Schedule 4 to the RMA states that *if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity.*

In this instance, it has been determined that the proposal will not result in any significant adverse environmental effects, and consequently an assessment of alternatives is not necessary. However, for completeness the process for determining the site and the proposal has been carefully considered taking into account the nature of a farm park and the necessity for it to be located in a Rural Area.

6 Proposed Conditions

The following conditions of resource consent are proposed alongside any other conditions WCC considers necessary when determining this resource consent application. These conditions are proposed in order to ensure the degree of effect is as determined in Section 4 of this application:

- At least 20 working days prior to construction commencing, the Consent Holder shall submit an updated Landscape Plan to the Compliance Monitoring Officer for Certification. The Landscape Plan shall be based on the proposal Plan included on Page 2 of the appendix to the PAOS Landscape and Visual Assessment 2 December 2020 in Appendix C to the resource consent application.
- At least 10 working days prior to construction of the carpark commencing, the Consent Holder must submit final earthworks plans of these areas to the Compliance Monitoring Officer for certification. The final plans shall be based on the concept plans prepared by Stantec and any cut (or fill) associated with the final plans must not exceed 1.5m measured vertically. Detailed measures shall be outlined as to Erosion and Sediment Control and measures to avoid any adverse effects on the stream environment from earth working activity.
- All earthworks must be designed and supervised by an appropriately qualified engineer.
- Upon the first stage of the carpark exceeding 90% capacity over three days in any one month (with the exception of the first month after opening), the applicant shall commence the extension to the carpark to achieve 100 spaces. This work shall be carried out within 3 months or at any other time agreed with the compliance officer.
- Noise from consented activities on the site shall comply with the following noise limits when measured at or within the conceptual boundary of any residential dwelling existing at the date of this consent:
 - Monday to Saturday 7am to 7pm 45dB (LAeq(15min))
 - At all other times 35dB (LAeq(15min))
 - All days 7pm to 7am 60dB (LAFmax)

Noise shall be measured in accordance with New Zealand Standard 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with New Zealand Standard 6802:2008 Acoustics - Environmental Noise.

- The following measures shall be undertaken prior to the activity commencing.
 - construct stage 1 of the new farm park car park and associated access in accordance with AS/NZS 2890.1:2004 Parking Facilities, Part 1: Off-street Car Parking; and
 - seal the new farm park car park access between the edge of seal and the property boundary as per NZS 4404:2010 Land Development and Subdivision Infrastructure Standard.
- The proposed hours of operation of the farm park shall seven days per week, 9.30am – 4.30pm.

7 Statutory Assessment

Section 104(1) of the RMA provides that, when considering an application for resource consent, the consent authority must, subject to Part 2 of the RMA, have regard to:

- The actual and potential effects of the activity on the environment;
- Relevant plan and policy statement provisions; and
- Any other matter the consent authority considers relevant and reasonably necessary to determine the application.

This section assesses the farm park project against these relevant matters. It also briefly addresses the other potentially relevant factors listed in the remainder of section 104, in sections 105 and 107 of the RMA, and concludes with an assessment considering the Purpose and Principles of the Act in Part 2 of the RMA.

7.1 Section 104(1)(a)

Section 104(1)(a) requires the consent authority to have regard to *any actual and potential effects on the environment of allowing the activity*. An assessment of environmental effects has been provided above in Section 4 of this application.

7.2 Section 104(1)(b)

Section 104(1)(b) requires the consent authority to have regard to any relevant provisions of:

- A national environmental standard;
- Other regulations;
- A national policy statement;
- A New Zealand Coastal Policy Statement;
- An operative or proposed regional policy statement; and
- Relevant operative or proposed plans.

For this application, the following documents are considered to be relevant under section 104(1)(b).

- Regional Policy Statement for the Wellington Region 2013; and
- The District Plan.

The rule assessment under the District Plan has been undertaken above. An assessment of the relevant Objectives and Policies of both the RPS and the District Plan are provided below.

The National Environmental Standard for Contaminated Land does not apply, as the site is not listed on the SLUR and has no history of Hazardous or Industrial Activities being undertaken on it. There are no other national environmental standards or national policy statements (including the New Zealand Coastal Policy Statement) which are applicable to the activity or the site. This is with the exception of

the National Policy Statement for Freshwater 2020 which the proposal is compliant with and is in any event a Regional Council responsibility.

7.2.1 Regional Policy Statement

The relevant objectives and policies of the District Plan are identified and assessed as follows.

Objective 16: *Indigenous ecosystems and habitats with significant biodiversity values are maintained and restored to a healthy functioning state*

Policy 47: *Managing effects on indigenous ecosystems and habitats with significant indigenous biodiversity values – consideration*

The proposal will improve the indigenous ecosystem and habitat potential of site through the measures either implemented or proposed. Consequently, the proposal is entirely consistent with Objective 16, and gives effect to Policy 47.

Objective 17: *The region's outstanding natural features and landscapes are identified and their landscape values protected from inappropriate subdivision, use and development.*

Objective 18: *The region's special amenity landscapes are identified and those landscape values that contribute to amenity and the quality of the environment are maintained or enhanced.*

As is stated in the PAOS Visual and Landscape Assessment, there are no outstanding natural features and landscapes or special amenity landscapes explicitly identified in the District Plan. Further, through the conclusions reached in the PAOS assessment, it can be concluded that the proposal will maintain and enhance the landscape qualities of the immediate area. Consequently, the proposal is consistent with Objective 18.

There are no other relevant objectives and policies in the RPS which require consideration in this application.

7.2.2 District Plan

The relevant objectives and policies of the District Plan are identified and assessed as follows. It should be noted that where objectives and policies are deemed to be of a similar theme, they have been grouped and assessed together.

Objective 14.2.2 *To maintain and enhance the character of the Rural Area by managing the scale, location and rate and design of new building development.*

Policies

14.2.2.1 *Control the number and location and design of new building developments and activities to avoid, remedy or mitigate their adverse effects on the rural character and landscape.*

14.2.2.4 *Control the siting and size of new signs within the Rural Area.*

The proposal will enable many more people to visit the area than what currently occurs and a farm park activity is entirely appropriate in the rural area. Apart from the entry/cafe and the associated carparking area all other aspects of new building development such as sheds and animal shelters are anticipated scale of structures within the Rural Area.

As has been concluded in the PAOS Visual and Landscape Assessment, while the proposal will introduce new structures into the environment, these will not detract from the rural character of the area. Structures have been kept to a minimum and will be installed in a wide landscape.

This objective and its relevant policies have been addressed in the PAOS Visual and Landscape Assessment. The proposal will enhance the site's natural features through implementation of the farm park and the introduction of significant areas of riparian and other indigenous vegetation which would have been in the area before it was cleared for farming. All proposed built structures have been deliberately located to minimise any adverse visual effects to transient users of Takarau Gorge and farming users on adjoining land.

It should be noted that the existing house at 283 Takarau Gorge Road has existing large vegetation which restricts the view of the southern narrow part of the property adjoining the stream. The proposed houses further to the south also have limited views of the southern portion of the site beside the stream.

PAOS has also considered the Rural Area Design Guide and have concluded that the proposal meets most of the guidelines. The proposal is sensitive to the rural landscape in that the scale, materials and colours are typical of the rural environment. The proposal is environmentally sustainable in its choice of materials, increased vegetative cover, shade and shelter, protection and enhancement of waterways, disposal of wastewater and integration of proposed infrastructure.

Objective 14.2.3 To maintain and enhance the amenity values and rural character of Rural Areas.

Policies

14.2.3.1 Control non-rural activities to ensure that their potential adverse effects on the rural environment are avoided, remedied or mitigated.

The PAOS report on Landscape and Visual Effects states that rural amenity and the quality of the rural environment can be maintained or enhanced with the exception of farm operations to the property immediately opposite. Other rural amenity values such as noise can be managed through limitations on hours of operations from 9.30am to 4.30pm while construction effects including earthworks can be managed through design and conditions of consent. With the rural farm park in place rural character can be maintained while adverse effects on amenity are avoided, remedied or mitigated.

14.2.3.2 Control the adverse effects of noise within the Rural Area.

Providing the activity complies with the above recommended noise limit, the MHA report considers that there are no environmental noise-related reasons for withholding consent on noise grounds. The

Acoustic Assessment has confirmed that Rural Zone noise limits can be met and a condition to that extent has been offered by the applicant. Traffic noise is not controlled through rules.

Objective 14.2.5 *To maintain and enhance natural features (including landscapes and ecosystems) that contribute to Wellington's natural environment.*

14.2.5.3 *Encourage retention of existing vegetation, especially established trees and existing native vegetation.*

The existing vegetation on the site and established trees are an important element in the landscape and can also have importance as wildlife habitat, as linking corridors and buffer zones, and for soil and water conservation values. Remaining areas of native vegetation and established trees will be retained as far as possible and significantly enhanced through recent and planned further planting. It is considered that the result will be enhanced through greater protection of indigenous ecosystems.

Objective 14.2.7 *To avoid or mitigate the adverse effects of natural and technological hazards on people, property and the environment.*

Policies

14.2.7.1 *Identify the hazards that pose a significant threat to Wellington, to ensure that areas of significant potential hazard are not occupied or developed for vulnerable uses or activities.*

14.2.7.4 *Ensure that structures in the Rural Area do not exacerbate natural hazards, particularly flood events.*

Part of the site is included identified on The Planning Maps as part of the Faultline Hazard Area due to proximity to the Ohariu fault. No permanent structures are proposed on that part of the site. In any event all structures will be designed to the appropriate seismic specification considering the use and the location of the farm park.

No structures are proposed within 10 metres of the stream. All earthworks and the height of the footbridge structures will ensure that there is no potential to increase the degree of risk associated with flooding.

Objective 14.2.9 *- To enable efficient, convenient and safe access for people and goods within the Rural Area.*

Policies 14.2.9.1 *- Manage the road network to avoid, remedy or mitigate any adverse effects of road traffic on Rural Areas.*

On the basis compliance with conditions the Transportation Assessment concludes that the development can be supported in principle without having traffic effects that are considered to be more than minor.

Objective 14.2.11 *To facilitate and enable the exercise of tino rangatiratanga and kaitiakitanga by Wellington's tangata whenua and other Maori.*

Policies

14.2.11.1 *Identify, define and protect sites and precincts of significance to tangata whenua and other Maori using methods acceptable to tangata whenua and other Maori.*

14.2.11.3 *In considering resource consents, Council takes into account the principles of the Treaty of Waitangi/Te Tiriti o Waitangi.*

Consultation is being carried out with Iwi. These discussions will assist with the design of the pā structure and other appropriate references and interpretation. There are no known sites of significance to identified in the District Plan. Overall the effects of the proposal on cultural values are considered to be positive and the principles of the Treaty of Waitangi/Te Tiriti o Waitangi have been taken into account.

Overall, the proposal is consistent with all relevant objectives and policies of the Wellington City District Plan.

7.3 Section 104(1)(c)

Under section 104(1)(c), the Council must have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application. This includes other relevant statutes, as well as various national and local government studies, strategies and plans. There are no other documents which require consideration.

7.4 Other Section 104 Matters

Section 104(2) – (7) lists a range of matters that are potentially relevant to certain applications. However these are not considered relevant for this farm park proposal. In particular, there are no permitted baseline comparisons under s104(2), there are no trade competition matters and no written approvals have been obtained (s104(3)). Adequate information has been provided in order for Council to determine the application under s104(6).

7.5 Part 2 Matters

Section 104 of the RMA sets out the matters that decision-makers are required to have regard to when considering an application for resource consent. These are addressed above. This consideration is subject to Part 2 of the RMA (Sections 5 – 8) which sets out the purpose and principles of the RMA.

The purpose of the RMA as expressed in Section 5 is to promote the sustainable management of natural and physical resources, with ‘sustainable management’ defined in Section 5(2) as:

In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—

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

Part 2 also sets out matters of national importance to be recognised and provided for (Section 6), other matters to be had particular regard to (Section 7), and requires the principles of the Treaty of Waitangi to be taken into account (Section 8).

The relevant Part 2 provisions are identified and assessed below. The conclusions reached in the assessment below are derived from the assessment contained in the preceding sections of this application.

7.5.1 Section 5

In terms of section 5 of the RMA, the Project will have significant positive effects by sustainably managing the site in which the activity and structures are to be located, as well as providing for the applicant and their customers social, and cultural wellbeing, the applicant's economic wellbeing, and the area's environmental wellbeing, by:

- Allowing the applicant to contribute to the local Wellington economy through the establishment of a rural tourism venture;
- Representing and helping bring to life important stories with opportunities for learning and connection between people, their history and the environment; and
- Enabling sustainable ecological management of the site.

In balancing these considerations with the matters in section 5(2) (a) through to (c) of the RMA, the following conclusions are derived from the planning assessment contained in preceding sections of this AEE:

- The proposal will sustain (and improve) the ecological value of the area for future generations;
- The proposal will sustain (and improve) the life-supporting capacity of the ecosystem in which it is to be located; and
- The proposal avoids, remedies and mitigates all actual and potential adverse effects on the environment that it could create. The avoidance, remediation and mitigation regime includes the identification of mitigation measures and the realisation of those measures through the proposed conditions of resource consent as detailed in Section 6 of this application.

7.5.2 Section 6

The proposal recognises and provides for the matters of national importance identified in Section 6 of the RMA. The following Section 6 matters are directly applicable to the proposal:

- *s6(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.*
There are no scheduled outstanding natural features and landscapes within or near the proposed farm park.
- *s6(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.*
No works are proposed in any scheduled areas of significant indigenous vegetation or significant habitats of indigenous fauna. Indeed the proposal includes significant ecological enhancement in particular riparian planting.
- *s6(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*
There are no known sites of significance to tangata whenua within the site. Further, disturbance of the land has been kept to a minimum necessary to facilitate the farm park. Recognition of cultural values is also provided through specific activities including the pā and the waka.
- *s6(f) the protection of historic heritage from inappropriate subdivision, use, and development*
There are no known archaeological sites within the site.

7.5.3 Section 7

The proposal has also had particular regard to and has appropriately responded to the following relevant Section 7 matters:

- *s7(b) the efficient use and development of natural and physical resources.*
The proposal is for a rural tourism activity in a rural area of Wellington. The actual footprint of structures and disturbance of ground is minimal with the exception of needing to provide for building footings and the carpark. Utilising the site for its intended tourism use is considered to be an efficient use of area relatively small rural landholding.
- *s7(c) the maintenance and enhancement of amenity values.*
The proposal has been determined to have minor effects on landscape and visual values (including natural character values), as well as noise values. In terms of amenity effects on any individual party, these have also been assessed as less than minor with the potential exception of farm workers opposite.
- *s7(d) intrinsic values of ecosystems.*
The proposal will have a beneficial effect on ecosystems in the area.
- *s7(f) maintenance and enhancement of the quality of the environment.*
Through the implementation of the overall farm park plan, the proposal will enhance the quality of the environment in the area.

7.5.4 Section 8

The farm park project has taken into account the principles of the Treaty of Waitangi. There are no known specific sites of relevance in the area.

7.5.5 Part 2 Conclusion

Overall, when the benefits of the proposal are considered alongside the proposed measures to avoid, remedy and mitigate any actual and potential adverse effects, the proposal will promote sustainable management of natural and physical resources and as such is consistent with the purpose and principles of the RMA.

8 Consultation and Notification

Ongoing consultation has occurred with various WCC teams, including the City Consenting and Compliance Team, as the administrators for this resource consent application in 2019 and in 2020. Te Runanga o Toa Rangatira and the Taranaki Whanui and have also been contacted for comment.

Further, residents near the site were individually consulted with some residents supporting the proposal and others against or neutral to the proposal. The applicant has also invited all Ohariu Valley residents to engage prior to forming this resource consent application.

Given the effects of the proposal have been determined as being acceptable and that public notification is sought, no consultation with, or written approval was sought from any other parties.

8.1 Public Notification Assessment

In relation to public notification, it is requested that the application is publicly notified.

9 Conclusion

Misty Mossman is seeking a resource consent to establish and operate a farm park at the 5.7 hectare site known as 252 Takarau Gorge Road.

The Assessment of Environmental Effects within this document shows that the actual and potential effects of the activity are determined by the relevant experts to be minor or less than minor with the exception of visual effects on farm workers opposite. In order to realise this level of effect, conditions are proposed concerning how the activity (and associated works) must be undertaken. The proposal is consistent with the relevant provisions of the statutory planning documents, and Part 2 of the RMA.

Consequently, the proposal meets the statutory tests of the RMA and is consistent with its purpose and principles, particularly when the benefits of the proposal are considered alongside the proposed measures to avoid, remedy and mitigate the adverse effects. To this end it is considered that the sustainable management purpose of the RMA will be achieved by granting the resource consent sought.