

APPENDIX A

PROPOSED DISTRICT PLAN CHANGE 32 – RENEWABLE ENERGY

PROPOSED DISTRICT PLAN CHANGE

32 – RENEWABLE ENERGY

The following pages make up the formal part of Proposed District Plan Change 32. The way in which the document is to be read is outlined in the key below. This describes how you can see what is being deleted and what is being added to the current Operative District Plan. The proposed changes **only affect Volume 1 (Objectives, Policies and Rules)**. No changes are proposed to Volume 2 (Design Guides) or Volume 3 (Planning Maps) as a result of this plan change.

Key to changes:	
<p>Abcdefghijklmnop Abcdefghijklmnop</p>	Existing text (Operative District Plan) to be deleted
<p><u>Abcdefghijklmnop</u> <u>Abcdefghijklmnop</u></p>	Proposed new text
<p>Abcdefghijklmnop Abcdefghijklmnop</p>	Text amended by Commissioners decision.

1.THE DISTRICT PLAN

[.....]

1.3 Working toward Achieving a Sustainable Wellington City

The Wellington environment is unique and has evolved as a result of many factors. Its history, and the fact that its natural character has been extensively altered in both the rural and urban parts of the District, has shaped the way it is today. The District Plan must take heed of the City's:

- existing pattern of development
- topography and long coastline
- geographic location
- existing infrastructure
- social, cultural and economic diversity
- vulnerability to natural and technological hazard.

As well as issues of natural resource use, other issues surrounding sustainable management for Wellington include:

Managing Adverse Effects of Human Activities on the Environment

Wellington's The population's use of natural and physical resources can result in damage to the environment. Controlling these effects is an important part of sustainable management. Their impacts can be managed by establishing environmental limits for the effects of development. Built in to this process is the principle of pro-active hazard management.

Considering the Natural Environment

The natural environment has values that are important to Wellington. Where significant values are identified, the Plan is used to manage and protect these sites, areas and systems. Some natural processes pose a hazard to Wellington and must be considered in line with the principles of emergency management.

Enabling People to Meet their Needs

The Plan makes provision for activities that enable people to meet their needs and aspirations while at the same time it aims to ensure that the environment can sustain the needs and aspirations of future generations. The Plan seeks to provides a level of certainty to the community about what can happen in their environment and gives people the ability to influence how things occur.

Future Generations

Each generation has a continuing obligation to bequeath to future inhabitants of Wellington a sustainably managed environment. Just as we benefit from the City's heritage, so must we ensure that future citizens inherit a clean, conserved, functioning environment and a viable economy. This includes both the physical appearance of the city and the retention and health of the natural environment.

Efficient Resource Use

Sustainable management requires the city to use natural and physical resources in an efficient manner. Improving the way resources are used can lessen adverse environmental effects. Increasingly this means focussing on efficiency in the way we use energy, energy conservation, and increasing the use of energy from a range of renewable energy sources.

The Council as an Energy Efficiency Advocate

Within the context of sustainable management, and the optimal use of energy resources, the Council has a role to advise and inform residents and building owners on renewable and energy efficiency homes. For example, the Council is an advocate for the use of solar energy for heating.

Sustainable management in Wellington is thus about maintaining the balance between development and the need to protect the natural and physical, as well as the human, environments. At the same time we need to think about the city's role as a resource user and a resource in itself.

Managing Wellington sustainably means considering the impact of Wellingtonians' activities on the natural environment and other communities. A District Plan is a basic step towards achieving sustainable outcomes.

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1.6 Significant Resource Management Issues for Wellington

Major resource management issues relevant to Wellington have been identified through a process of public consultation and research. These issues have formed the basis of the sustainable management goals for Wellington. In preparing the District Plan, Council has drawn on an extensive range of sources, including:

- formal submissions on all Council planning processes, including the Annual and Strategic Plans
- consultation with Maori and contributions from iwi
- previous objections and submissions to the former District Scheme (the transitional District Plan) and applications for resource consents
- councillor seminars
- District Plan brochures circulated to all households, related submissions and feedback from public meetings
- targeted consultation and workshops with individuals and interest groups
- policy research and the content of the former District Scheme.

The major resource issues have been identified as either qualities and values people wish to see as a part of living in Wellington, or as more specific issues in relation to the actual use of resources. The former are judgements or opinions rather than real or tangible features of the City. For example, it is not only the physical attributes of a heritage building, but how people feel about it, that make it important.

The Council considers the following **qualities and values** and **specific issues** to be the significant resource management issues for Wellington.

1.6.1 Qualities and Values

Q1 Efficient City

Efficiency is a measure of how resources are allocated or used.

In a city many types of natural and physical resources are used and many types of demands are placed on them. A city can be said to be efficient if its resources are used in such a way that adverse environmental effects are avoided, remedied or mitigated, it functions effectively and it achieves its goals with a minimum of wasted effort, including reducing the unnecessary use of energy and resources. Methods can be employed to encourage efficiency in the use of energy, energy conservation and the use of renewable energy from a range of renewable energy sources. Cities often produce wastes that exceeds the environment's ability to absorb; effective policies and education are needed to reduce resource use.

[.....]

1.6.2 Specific Issues

[.....]

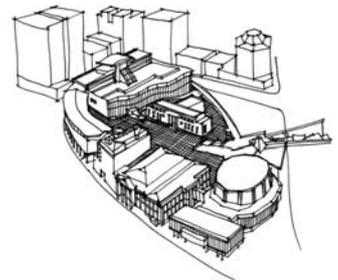
S5 Providing Areas to Facilitate Economic Growth and Development

The central city area and other centres within the suburbs provide a base from which business and a wide range of other commercial and related amenities can operate with a minimum of regulation. The areas are contained, to encourage the efficient use of existing facilities and to protect people living nearby from adverse environmental effects.



S6 Maintaining and Enhancing the Quality of the Built Environment

The quality of the built environment contributes to the way people relate to and feel about their city. Controls on urban design implications of new building are therefore central to improving the quality of urban environment. It is also important to protect areas of special character and heritage conservation, and to improve accessibility to, ease of use, and enjoyment of the public spaces, amenities and facilities provided by the built environment.



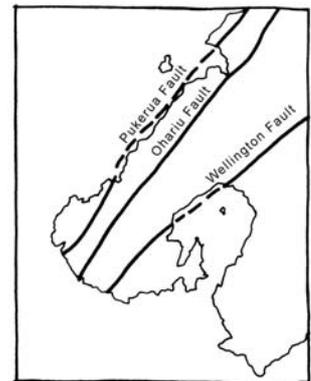
S7 Maintaining and Enhancing the Quality of the Natural Environment

The maintenance of the life-supporting capacity of the environment is essential and requires safeguards for land, air and water from pollution and contamination. Also important is the protection and conservation of remaining natural habitats and ecosystems as part of the city's natural heritage.



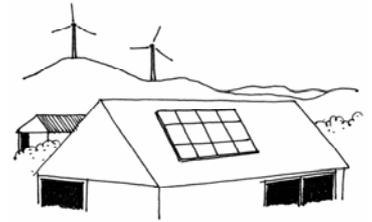
S8 Reducing Risk

Wellington experiences earthquake activity and other natural hazards, including flooding and landslips. This requires measures to reduce risks to acceptable levels. This also applies to technological hazards such as the use, storage or transportation of hazardous substances.



S9 Energy Efficiency and Renewable Energy

Energy issues such as efficiency, conservation and use of renewable energy from a range of renewable resources have direct links to health and social wellbeing and to wider level issues including climate change. These concepts are discussed in the Council's Sustainable Development Strategy.



1.6.3 District Plan Objectives

The significant resource issues identified above have been used to define the objectives that identify the direction that Council intends to take in promoting the sustainable management of natural and physical resources in the City.

The objectives provide a link between the resource management issues and the particular policies and rules in the Plan. Ultimately, they allow the rules to be traced back to their role under the **Resource Management Act** of promoting the sustainable management of natural and physical resources.

The objectives are expressed for each area of the City in the relevant Chapters of the Plan. These specific objectives shall be applied in the implementation of the Plan.

The objectives listed below are a summary of the objectives which have been applied to each area of the City and are listed here for information purposes only.

The objectives are:

- To maintain and enhance the amenity values of the City.
- To maintain and enhance the physical character of Wellington and in particular of identified areas of special streetscape or townscape character.
- To maintain and enhance the quality of the City's coastal environment.
- To promote the efficient use of natural and physical resources within Wellington.
- To encourage most new residential development to take place within existing developed parts of the City, and ensure that new subdivisions, where developed, are on suitable sites and are well designed and adequately serviced.
- To avoid or mitigate, where possible, the adverse effects of both natural and technological hazards on people, property and the environment.
- To maintain and enhance the quality of the City's coastline.
- To maintain and enhance natural features (including landscapes and ecosystems) that contribute to Wellington's natural environment.
- To encourage the efficient use of energy, and the use of energy from a range of renewable sources.
- To prevent or mitigate any adverse effects of the storage, use, disposal, or transportation of hazardous substances, including waste disposal, and to manage existing contaminated sites.

- To improve standards of accessibility, including the accessibility and ease of use of both public spaces and housing for older people and all others with mobility restrictions, and the efficient, convenient and safe movement of people and goods within Wellington City.
- To promote the development of a safe and healthy city.
- To facilitate the exercise of tino rangatiratanga and kaitiakitanga by Wellington's tangata whenua.
- To maintain and enhance the City's heritage, to ensure continuity with Wellington's past in the development of the City.
- To maintain and enhance the open spaces of Wellington City.
- To maintain and enhance high-value habitats and ecosystems by protecting them from modification and loss.

[.....]

3.10 Definitions

The following definitions are in addition to those contained within the Act.

[.....]

ENERGY CONSERVATION: a reduction in energy use.

ENERGY EFFICIENCY: a change to energy use that results in an increase in net benefits per unit of energy.

SOLAR ENERGY: means the generation of electricity through the use of photovoltaic panels and the direct transmission of heat from the sun for the heating of water and/or other building spaces.

VACANT LAND: means any land which is not developed for any recreation, amenity, building or parking activity.

VEHICLE DEPOT: means any land or building used principally for the receiving, despatching or holding of goods or passengers by road.

WATERBODY: has the meaning contained within the Act. For the purposes of this District Plan a waterbody's area is defined as the area which its water covers at its fullest flow or highest level, without overtopping its banks or margins.

WIND ENERGY FACILITY: (colloquially, a 'wind farm') means the land, buildings, substations, turbines, structures, underground cabling, earthworks, access tracks and roads associated with the generation of electricity by wind force and the operation of the wind energy facility. It does not include:

- ~~Domestic~~ Small scale turbines of less than 5kW
- ~~The transmission lines required to link the wind energy facility to the transmission network.~~
- Any cabling required to link the wind energy facility from the substation to the point of entry into the electricity network, whether transmission or distribution in nature.

WORK FROM HOME: means an occupation, art, craft, business, trade or profession which is carried out in a residential building by a maximum of three persons, at least one of whom lives in that building as their principal place of residence, (apart from in the Inner Residential Area north of John Street/Hutchinson Road where all workers shall reside on the premises). It does not include the repair or maintenance of motor vehicles or internal combustion engines (excluding the residents' motor vehicles).

4.2 Residential Objectives and Policies

OBJECTIVE

4.2.1 To promote the efficient use and development of natural and physical resources in Residential Areas.

POLICIES

To achieve this objective, Council will:

4.2.1.1 Encourage new urban development to locate within the established urban area.

METHODS

- Rules
- Operational activities (management of infrastructure)

The edge of the urban area of the city is defined by the interface between the Outer Residential Area and nearby Rural and Open Space Areas. Council generally intends to contain new development within the existing urban area, as it considers that continuously expanding the city's edges will not promote sustainable management. Expansion beyond the existing urban form will only be considered where it can be demonstrated that the adverse effects, including cumulative effects, of such expansion can be avoided, remedied or mitigated. Applying more flexible rules to encourage more mixed-use activity and allow for more intensive building development will help keep the city compact.

The environmental results will be that the city's development occurs in a manner which will reduce transport distances, make public transport systems more viable, and make better use of existing infrastructure.

4.2.1.2 Provide for a greater mixture of residential and non-residential activities within Residential Areas, provided character and amenity standards are maintained.

METHOD

- Rules

In keeping with the aim of promoting a sustainable city, residents should have the opportunity to work from home, or close to home, and should have convenient access to necessary services and facilities.

For this reason, working from home is provided for in Residential Areas and other uses compatible with residential environments may also be established.

The environmental result will be a greater mix of uses within Residential Areas which will help to reduce travel and save energy.

4.2.1.3 Encourage subdivision design and housing development that optimises resource and energy use and accessibility

METHODS

- Rules
- Design Guide (Subdivision)
- National standard access design criteria
- Advocacy

The form of a subdivision or housing development can promote efficiencies, for example by making the most effective use of available land and by such measures as orienting developments to the sun and improving public transport and pedestrian access. Equally, it can promote greater equity of opportunity and choice for older people and all others with mobility restrictions by employing, wherever practicable, the accessible housing design criteria in NZ Standard 4121 (or its successor). Flexible siting provisions and design guides for subdivision and multi-unit residential development have thus been included in the Plan.

The environmental result will be improved subdivisions and housing developments.

The design of subdivisions or smaller clusters of residences needs to take into account opportunities for joint energy schemes e.g. small scale wind turbines, solar generation and/or solar heating.

4.2.1.4 Encourage energy efficiency and where appropriate, the development and use of renewable energy within Residential Areas.

METHOD

- Advocacy

Council has, through its Sustainable Development Strategy, made a commitment to encourage energy efficiency and the use of forms of renewable energy. With respect to Residential Areas this may be for example in the form of new development incorporating sustainable and energy efficient building design principles, and the use of or renewable energy sources for space and water heating, and electricity generation. Alternatively, it This may involve more simple energy efficiency design principles such as correct building orientation to the sun to assist in passive solar heating, cooling and natural lighting. Many of these activities may not require resource consent, but the Council recognises its responsibility in terms of role model and advocate to encourage the use of renewable energy and energy efficiency.

Note: for all applications relating to or involving renewable energy under this chapter the objectives and policies in Chapter 25 should also be considered.

6.2 Suburban Centre Objectives and Policies

OBJECTIVE

6.2.1 To promote the efficient use and development of natural and physical resources within Suburban Centre areas.

POLICIES

To achieve this objective, Council will:

6.2.1.1 Generally contain existing Suburban Centres within defined boundaries.

METHOD

- Rules

Most Wellington Suburban Centres have existed for a long time and already contain the development and infrastructure necessary to fulfil their function as service, employment and social centres.

The majority of centres are also appropriately located on or near main arterial routes and are well situated to service their surrounding communities.

To permit their continued functioning and development with a minimum of regulation, Suburban Centres have been identified in the Plan.

Suburban Centres will also be contained to protect established residential neighbourhoods from the effects of non-residential encroachments. Future expansion of Suburban Centres is not prohibited, but extensions may be considered as a Plan Change so that a full assessment may be made of environmental effects.

The establishment of new Suburban Centres also requires a Plan Change. Council is particularly concerned to ensure that any new centres are suitably located and that surrounding Residential Areas are protected.

The environmental results will be the maintenance of Suburban Centres which provide for the servicing of local communities and help protect Residential Areas from adverse environmental effects.

6.2.1.2 Encourage a wide range of activities by allowing most uses or activities within a Suburban Centre provided that the conditions specified in the Plan are satisfied.

METHOD

- Rules

A wide range of uses are permitted within Suburban Centres, as Council does not wish to direct activity through regulatory means. Where Council wishes to encourage activities such as retailing in particular locations, this will be promoted through strategic planning, urban design or related initiatives.

This flexible approach to the location of land use and activities is intended to enable owners or developers to respond swiftly and easily to meet market needs or other economic or technological changes. Performance standards are applied to ensure that activities have minimal unwanted side effects.

Activities under the Third Schedule of the Health Act are not permitted to be established in the Suburban Centres because of their offensive or noxious nature.

Within the Suburban Centre areas adjoining Wellington International Airport there is a need to recognise the potential effects of airport noise on new residential development and conversely, the potential constraints which new residential development have on the airport. The discretionary (unrestricted) rule relating to residential development in Suburban Centres near the airport (being the land inside the airnoise boundary depicted on Map 35) reflects these issues. Reference will also be made to the objectives and policies in Chapter 10 of this Plan when considering resource consent applications for residential development within that area.

Helicopter landing areas are included as Discretionary Activities (Unrestricted) to ensure that adverse noise effects and public safety issues can be addressed.

The environmental results will be the development of Suburban Centres to provide the services, facilities and employment opportunities that the community wants without harming the surrounding environment.

6.2.1.3 Encourage energy efficiency and ~~where appropriate,~~ the development and use of renewable energy within Suburban Centre areas.

METHOD

- Advocacy

Council has, through its Sustainable Development Strategy, made a commitment to encourage energy efficiency and the use of forms of renewable energy. With respect to Suburban Centres this may be for example in the form of new development incorporating sustainable and energy efficient building design principles, and the use of or renewable energy sources for space and water heating, and electricity generation. Alternatively, it This may involve more simple energy efficiency design principles such as correct building orientation to the sun to assist in passive solar heating, cooling and natural lighting. Many of these activities may not require resource consent, but the Council recognises its responsibility in terms of role model and advocate to encourage the use of renewable energy and energy efficiency.

Note: for all applications relating to or involving renewable energy under this chapter the objectives and policies in Chapter 25 should also be considered.

8.2 Institutional Precincts Objectives and Policies

OBJECTIVE

8.2.1 To promote the efficient use and development of natural and physical resources within Institutional Precincts.

POLICIES

To achieve this objective, Council will:

8.2.1.1 Provide for the effective and efficient operation and development of the institutions within defined precincts.

8.2.1.2 Permit the development of Institutional Precincts for their primary purposes and allow the establishment of appropriate related activities where the effects of those activities can be avoided, remedied or mitigated.

METHOD

- Rules

All of the institutional uses have existed for a long period, but some conflict has occurred as development has expanded into surrounding Residential Areas. For this reason Council generally requires the Precincts to develop within their existing boundaries to protect nearby residential neighbourhoods from the encroachment of non-residential development. Future expansion of the Precincts is not prohibited, but extensions require a Plan Change to enable the environmental effects to be fully assessed.

Considerable scope for expansion of education-related activities exists in Suburban Centres and the Central Area.

All activities for which a Precinct is identified will be permitted to encourage their ongoing development. Council aims to ensure that activities within the Precincts do not adversely impact on neighbouring properties.

One of the primary functions of the Mt Cook Precinct is to allow the establishment of activities that cover the scope of university activity as set out in the Education Act 1989 (refer section 162) to recognise the change in status and purpose of the former Wellington Polytechnic now that it has merged with Massey University. Policy 8.2.1.2 recognises that education and research are often integrated with business and social enterprises, some of which will be based at the university campus.

The environmental results will be the maintenance of distinct centres which provide for the institutional uses to continue to develop, yet protect nearby Residential Areas from adverse effects.

8.2.1.3 Encourage energy efficiency and ~~where appropriate,~~ the development and use of renewable energy within Institutional Precincts.

METHOD

- Advocacy

Council has, through its Sustainable Development Strategy, made a commitment to encourage energy efficiency and the use of forms of renewable energy. With respect to Institutional Precincts this may be for example in the form of new development incorporating sustainable and energy efficient building design principles, and the use of ~~or~~ renewable energy sources for space and water heating, and electricity generation. ~~Alternatively, it~~ This may involve more simple energy efficiency design principles such as correct building orientation to the sun to assist in passive solar heating, cooling and natural lighting. Many of these activities may not require resource consent, but the Council recognises its responsibility in terms of role model and advocate to encourage the use of renewable energy and energy efficiency.

Institutional precincts have opportunities for the application of energy efficiency and conservation measures as well as innovative applications of renewable energy technology. This should be encouraged.

Note: for all applications relating to or involving renewable energy under this chapter the objectives and policies in Chapter 25 should also be considered.

10.2 Airport and Golf Course Recreation Precinct Objectives and Policies

OBJECTIVES

- 10.2.1 To promote the efficient operation of the Airport and a planned approach to its future development; and to promote and provide for the continued use and development of the Golf Course lands for golf course and recreational purposes.**

POLICIES

To achieve these objectives, Council will:

- 10.2.1.1 Identify the Airport as an area within the precinct with a distinct character and uses.**
- 10.2.1.2 Establish District Plan provisions which can accommodate future comprehensive re-development of the Airport.**
- 10.2.1.3 Identify the Golf Course and recreation lands as the other area of the Precinct with a distinct character and uses.**

METHOD

- Rules

Plan provisions have been designed to be consistent with the activities that occur in relation to the Airport and its ancillary uses together with the activities that occur in relation to the Golf Course and its ancillary uses. The area rules concerning the Airport recognise the influence that other statutory requirements have over the operation of the Airport.

The environmental results will be the ongoing operation of the Airport and the achievement of a high quality Airport area within the Precinct, together with the retention and development of the Golf Course and recreation area.

- 10.2.1.4 Encourage energy efficiency and where appropriate, the development and use of renewable energy within the Airport and Golf Course Recreation Precinct.**

METHOD

- Advocacy

Council has, through its Sustainable Development Strategy, made a commitment to encourage energy efficiency and the use of forms of renewable energy. With respect to the Airport and Golf Course Recreation Precinct this may be for example in the form of new developments incorporating sustainable and energy efficient building design principles, and the use of or renewable energy sources for space and water heating, and electricity generation. Alternatively, it This may involve more simple

energy efficiency design principles such as correct building orientation to the sun to assist in passive solar heating, cooling and natural lighting. Many of these activities may not require resource consent, but the Council recognises its responsibility in terms of role model and advocate to encourage the use of renewable energy and energy efficiency.

The Airport and Golf Course precinct has opportunities for the application of energy efficiency and conservation measures as well as innovative applications of renewable energy technology. This should be encouraged.

Note: for all applications relating to or involving renewable energy under this chapter the objectives and policies in Chapter 25 should also be considered.

12.2 Central Area Objectives and Policies

OBJECTIVE

12.2.1 To promote the efficient use and development of natural and physical resources within the Central Area.

POLICIES

To achieve this objective, Council will:

12.2.1.1 Contain Central Area activities and development within a defined boundary.

METHOD

- Rules

The Central Area of Wellington has developed over a long period as the main business and commercial centre of the City and wider region. It has the development and infrastructure needed to fulfil this function. Council recognises the importance of the existing investment and infrastructure in the Central Area and intends to encourage its efficient use by a policy of containment. This helps promote sustainable management objectives by allowing most business and other activities to be conducted within reasonable walking distance, and thus minimises the need for motorised transport. It is Council's view that the Central Area boundary is sufficiently large to accommodate development within the ten-year District Plan period.

Activity and development within the Central Area is also of a type, scale and intensity which clearly distinguishes it from that of the surrounding area. Containment will ensure that Central Area development does not encroach into Residential Areas.

The environmental result of the containment policy will be a more efficient city and the development of the main functions of the Central Area in a way that protects adjacent Residential Areas.

12.2.1.2 Encourage a wide range of activities within the Central Area by allowing most uses or activities provided that the conditions specified in the Plan are satisfied.

METHOD

- Rules

A wide range of uses are permitted within the Central Area, as Council does not wish to direct market activity through regulatory means. Where Council wants to encourage activities such as retailing in particular locations, this is promoted through strategic planning, urban design or similar initiatives.

A flexible approach to the location of land uses or activities will encourage efficiencies in the Central Area by enabling owners or developers to respond appropriately to meet market needs or other economic or technological changes. Performance standards are applied to control potential adverse effects of activities. Activities under the third schedule of the Health Act are not permitted in the Central Area because of their offensive or noxious nature.

Helicopter landing areas are included as Discretionary Activities (Unrestricted) to ensure that adverse noise effects and public safety issues can be addressed.

The environmental result will be to allow development in the Central Area while avoiding or mitigating potential adverse effects on the environment. [Commercial sex activities are included as Discretionary Activities (Unrestricted) in the Courtenay Character Area to ensure that the amenity and community safety effects can be addressed].

12.2.1.3 Encourage energy efficiency and where appropriate, the development and use of renewable energy within the Central Area.

METHOD

- Advocacy

Council has, through its Sustainable Development Strategy, made a commitment to encourage energy efficiency and the use of forms of renewable energy. With respect to the Central Area this may be for example in the form of new development incorporating sustainable and energy efficient building design principles, and the use of renewable energy sources for space and water heating, and electricity generation. Alternatively, it This may involve more simple energy efficiency design principles such as correct building orientation to the sun to assist in passive solar heating, cooling and natural lighting. Many of these activities may not require resource consent, but the Council recognises its responsibility in terms of role model and advocate to encourage the use of renewable energy and energy efficiency.

The Central Area precinct has opportunities for the application of energy efficiency and conservation measures as well as innovative applications of renewable energy technology. This should be encouraged.

Note: for all applications relating to or involving renewable energy under this chapter the objectives and policies in Chapter 25 should also be considered.

14.2 Rural Area Objectives and Policies

OBJECTIVE

14.2.1 To promote the efficient use and development of natural and physical resources in the Rural Area.

POLICIES

To achieve this objective, Council will:

14.2.1.1 Encourage new urban development to locate within the established urban area.

METHODS

- Rules
- Operational activities (management of infrastructure)

The edge of the urban area of the city is defined by the interface between the Outer Residential Area and nearby Rural and Open Space Areas. Council generally intends to contain new development within the existing urban area, as it considers that continuously expanding the city's edge will not promote sustainable management. Expansion beyond the existing urban form will only be considered where it can be demonstrated that the adverse effects, including cumulative effects, of such expansion can be avoided, remedied or mitigated.

However, the Council recognises that some parts of the Rural Area are more likely to be suitable than others for future urban development. In particular, the land east of the motorway generally north of Newlands and south of Grenada North known as Lincolnshire Farm is a strategic resource for the future development of the city given its central location in the greater Wellington area, topography and access to infrastructure. Historically parts of this land have been identified for possible future urban growth. This land also has ridgelines and gullies with significant natural and landscape values which must be protected.

The environmental result will be that the city's development occurs in a manner which will reduce transport distances, make public transport systems more viable and make better use of existing infrastructure.

14.2.1.2 Encourage the design of any rural subdivision or housing development to optimise resource and energy use.

METHODS

- Rules
- Design Guide (Subdivision)
- Advocacy

Subdivision development in the Rural Area is limited, but where it occurs Council seeks to ensure that the most effective use is made of available land and that houses are oriented to the sun. Flexible siting provisions and Design Guides for subdivision are included in the Plan to help achieve this.

The environmental result will be improved subdivisions and housing developments.

14.2.1.3 Encourage energy efficiency and where appropriate, the development and use of renewable energy within the Rural Area.

METHODS

- Advocacy
- Rules

Council has, through its Sustainable Development Strategy, made a commitment to encourage energy efficiency and the use of forms of renewable energy. With respect to the Rural Area this may be for example in the form of new development incorporating sustainable and energy efficient building design principles, and the use of renewable energy sources for space and water heating and electricity generation. Alternatively, it This may involve more simple energy efficiency design principles such as correct building orientation to the sun to assist in passive solar heating, cooling and natural lighting. Many of these activities may not require resource consent, but the Council recognises its responsibility in terms of role model and advocate to encourage the use of renewable energy and energy efficiency.

Wellington has some of the country's best wind resources. Much of the potential for commercial development lies within the Rural Area. Resource consents will be required for all wind energy developments.

Note: for all applications relating to or involving renewable energy under this chapter the objectives and policies in Chapter 25 should also be considered.

14.2.1.3

14.2.1.4 Allow work-from-home activities in Rural Areas.

METHOD

- Rules

It is in keeping with the objective of achieving a sustainable city that rural residents have the opportunity to work from home.

The environmental result will be a greater mix of compatible uses in the Rural Area.

16.5 Open Space Objectives and Policies

OBJECTIVE

16.5.1 To maintain, protect and enhance the open spaces of Wellington City.

POLICIES

To achieve this objective, Council will:

16.5.1.1 Identify a range of open spaces and maintain their character, purpose and function, while enhancing their accessibility and useability.

METHODS

- Rules
- Advocacy
- National Standard access design criteria
- Operational activities (Reserves management, Management Plans)

People's recreational needs differ, and recreation space must cater for passive as well as active enjoyment of the area. Recreation space often has multiple functions: an area may be used as a sportsfield and also be viewed as part of the landscape. To avoid the reduction of open space quality in general Council will continue to assess proposed recreational structures and buildings in order to determine if they can be located on areas other than open space. For these reasons rules have been included in the Plan to maintain and enhance the open spaces of Wellington.

Accessibility to the City's open spaces is an important aspect of their management, to ensure that everyone (including people with mobility restrictions) has equitable access to sportsfield, reserves and other open spaces. The City will promote enhanced accessibility through advocacy and its operational activities.

The environmental result will be the continued protection of the open character of such land.

16.5.1.2 Recognise the special status of the Inner Town Belt as public recreation land held in Trust by the Council under the Town Belt Deed 1873 and identify that land on the District Plan Maps.

16.5.1.3 Manage the impacts of activities in the Inner Town Belt in order to protect and preserve its special qualities for the benefit of future generations.

[.....]

Note: For applications relating to or involving renewable energy under this chapter, the objectives and policies in Chapter 25 should also be considered

25. RENEWABLE ENERGY

25.1 Introduction

The RMA defines renewable energy as “energy produced from solar, wind, hydro, geothermal, biomass, tidal, wave and ocean current sources”. The foremost international policy relating to climate change and renewable energy is the Kyoto Protocol. This was ratified by the New Zealand Government in 2002 and came into force in 2005. ~~Once it comes into force it will require the~~ The Government to ~~reduce its CO₂ emissions~~ is required to bring New Zealand’s greenhouse gas emissions to 1990 levels between 2008-2012. The New Zealand Government has set in place a policy framework and programme of action to reach these targets. This multi-faceted programme includes a focus on energy conservation, efficiency in the use of energy, and an increase in the use of energy from renewable sources.

Changes made to the Resource Management Act in March 2004 mean that energy efficiency and the use and development of renewable energy are matters to which the Council must have particular regard under Section 7 of the Act when making decisions under the Act.

~~Given the national context, it is increasingly important for local government to recognise the use and development of renewable energy development as an important resource management issue, that is of national and international importance, but which~~ This issue can be taken up at the local level, and therefore can have localised effects. The Regional Policy Statement for the Wellington Region in Chapter 12, Energy, advocates that the region needs to aim to reduce energy demand, increase energy efficiency in energy use, manage non-renewable sources and develop renewable sources. The Policy Statement recognises that an appropriate mechanism to implement this promotion and consideration is through provisions in district plans. This is recognised in the Council’s Sustainable Development Strategy that identifies five priority action areas: sustainable transport solutions, sustainable living practices, key support elements (general Council roles and responsibilities), biodiversity, and sustainable energy solutions, with a particular focus on fostering energy efficiency and the development of the Wellington city’s wind power resource.

The ~~uptake~~ application of renewable energy can be in a number of different forms. At the domestic scale there are various passive approaches including correct orientation of buildings ~~towards~~ to the sun to assist passive heating cooling and natural lighting. ~~controlled by subdivision design, or controls of~~ This can be achieved through subdivision design, or energy efficiency of new dwellings through the multi-unit design guide. Significant gains can also be made through solar water heating or solar panels in dwellings. These options rely on the individual taking action, rather than relying on regulation to direct individual’s choices. Council can advocate and encourage, as well as facilitate through information sharing, but cannot regulate where no resource consent is required. The objectives and policies in the area based chapters (with the exception of Open Space and Conservation Sites) provide for the use and development of renewable energy and energy efficiency.

Of the different renewable energy options available to the market, and from experience in New Zealand and overseas, the indication is that wind energy is the one that is likely to be given effect to in the coming years. There is a ~~very~~ good wind

resource in the Wellington region, as well as land capacity for wind ~~farm development~~ energy facilities. Other options such as large scale solar generation, biomass or wave energy may become more viable in the future, and this chapter should be amended to address the various resource management issues that may arise as ~~a result of~~ more information about these options becomes available. However, at this time wind energy facilities ~~farm development (which by definition excludes domestic scale turbines)~~ are the only form of renewable energy generation options currently subject to a specific rule.

Wind energy facilities, ~~farm development~~ can ~~occur at a large scale, and consequently can~~ have significant environmental effects. Particular issues include landscape and amenity effects as wind energy facilities ~~farms, by necessity,~~ are likely to be sited in elevated locations. What some may find interesting and environmentally important, others may find intrusive and out of character and so it is important that all issues are thoroughly assessed and considered through the resource consent process.

~~Due to the potential scale of any non-domestic wind energy facilities, the~~ The specific wind ~~farm rules only~~ energy facility provisions apply only to the Rural and Open Space B Areas Area as large scale wind energy developments in urban areas are not foreseen.

~~Domestic~~ Small scale turbines are not provided for in this Chapter. They will be assessed under the relevant rules of the area based chapter that applies.

How this chapter is to be applied

The objectives and policies contained within this chapter apply ~~across within the~~ Wellington City Council boundaries for all applications relating to or involving renewable energy irrespective of whether the application is being dealt with under the area based rules or Chapter 26 rules. ~~When a resource consent is sought under this chapter the~~ The objectives and policies are to be considered in conjunction with and alongside the objective and policy provisions of the plan for the underlying ~~zone~~ Area.

~~If the rules in this chapter apply to a proposal, they will override rules within those chapters, functioning in a similar way to the Plan's Heritage provisions. However, as noted above, the objectives and policies will be read in conjunction with those of the underlying zone.~~

25.2 Renewable Energy Objectives and Policies

OBJECTIVES

25.2.1 To encourage efficiency in energy use, and the development and use of energy from renewable sources.

POLICIES

To achieve this objective, Council will:

25.2.1.1 Encourage the efficient use of energy and the greater use of renewable energy.

METHOD

- Advocacy

Council considers it important that the efficient use of energy is promoted at the domestic, household residential level as well as on a larger, commercial scale, and that the use of energy from renewable sources is encouraged where appropriate. This is consistent with Council's Sustainability Framework, as well as with the wider principles of energy efficiency, conservation and increased use of renewable energy. However, the majority of domestic small scale renewable energy use is 'permitted' i.e. resource consent is not required. This includes solar water heating and passive solar gain including correct orientation of dwellings to the sun. Where possible these matters are referred to i.e. in the sSubdivision dDesign gGuide and mMulti-unit dDesign gGuide. The Council also has a role in advocating energy efficient design, encouraging the uptake use of renewable energy at the household level (where appropriate), and encouraging energy efficient transport decisions such as walking, cycling and the use of public transport, as well as to leading by example.

25.2.1.2 Provide for renewable energy development, while at the same time avoiding, remedying or mitigating adverse effects on the environment.

METHODS

- Advocacy
- Rules

Pursuant to s7 of the RMA, Council is to have particular regard to the benefits to be derived from the use and development of renewable energy. This is to be considered within a wider context of central government project and policy frameworks to address climate change, which includes a focus on both a continued improvement in energy efficiency, and an increase in consumer energy to be supplied from renewable sources. Parts of Wellington City provide a nationally significant wind resource, including its coastal areas and its ridgelines and hilltops. These areas have the potential to contribute significantly to renewable energy development in New Zealand.

Whilst rRenewable energy provides recognised environmental and economic benefits, it is also acknowledged that. But renewable energy developments, such as wind farms, energy facilities can have adverse effects that must be carefully

~~considered. In terms of w~~Wind farms energy facilities often need to be sited on ridgelines, hilltops or other elevated positions. This can lead to ~~development there is an inherent~~ potential conflict ~~between~~ with landscape and amenity values ~~and the nature, scale and intensity of development because turbines, by necessity, need to be sited on ridgelines, hilltops or other elevated positions.~~ It is considered that renewable energy developments such as wind farms energy facilities ~~could~~ can successfully ~~co-exist in~~ within the Wellington City boundary if adverse effects on the environment, including the natural character of the coast, ecological, heritage and amenity values, and cumulative impacts are avoided, remedied or mitigated. ~~However, this~~ This potential conflict needs to be carefully managed and assessed on a case by case basis. The ~~a~~Discretionary (~~u~~Unrestricted) rule will ensure that the effects and benefits of any application ~~is~~ are given full consideration through the resource consent process.

26. RENEWABLE ENERGY RULES

26.1 Application of Chapter 26

26.1.1 Where the rules in this chapter apply to any proposal the relevant area based rules do not apply to that proposal.

If the rules in Chapter 26 apply to a proposal, the Area based rules will not apply. The purpose of this provision is to avoid uncertainty as to which rule applies. The anemometer and wind energy facility rules provide specific and comprehensive assessment criteria that are relevant to those activities. The assessment criteria focus on the specific and particular effects anticipated by those activities and provide a means by which it is possible to adequately assess the effects of both anemometers and wind energy facilities. When considering any application for a resource consent under Chapter 26, the relevant Area based objectives and policies are to be considered in conjunction with the objectives and policies of Chapter 25.

26.2 Discretionary Activities (Restricted)

Section 26.2 describes which activities are Discretionary Activities (Restricted). Consent may be refused or granted subject to conditions. Grounds for refusal and conditions will be restricted to the matters specified in rule 26.2.1. The decision on whether or not a resource consent application will be notified will be made in accordance with the provisions on notification in the Act.

26.2.1 Anemometers (including associated support structures) established for the purpose of measuring wind, [in the Rural Area and Open Space B areas] are a Discretionary Activity (Restricted) in respect of:

26.2.1.1 Siting and Design

26.2.1.2 Duration

26.2.1.3 Height.

Non-notification

The written approval of affected persons will not be necessary in respect of items 26.2.1.1 to 26.2.1.3. Notice of applications need not be served on affected persons and applications need not be notified.

Assessment Criteria

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

- 26.2.1.4 The visual and amenity effects of the anemometer and the extent to which any effects of the anemometer can be mitigated by:
- alternative siting
 - alternative design of the supporting structure
 - alternative colour or finish selection
 - attachment to an existing structure
 - the number to be erected
- 26.2.1.5 The duration of the activity, and any plans for removal.
- 26.2.1.6 The height of the mast.
- 26.2.1.7 Operational or technical considerations.

Anemometers are erected to obtain information on wind flows at a particular location. Typically this is done as part of the initial research phase for a wind energy development. Information is usually collected over a number of seasons to get an understanding of how the wind resource varies over time. In most cases these structures are a temporary activity of 1-3 years. They are provided for as a Discretionary Activity (Restricted) in the Rural Area and Open Space B Areas to facilitate testing in those areas, as they have been identified by the Council as being most likely for the development of wind energy proposals.

In other areas (ie other than Rural) they are to be assessed under the relevant utility rules.

26.3 Discretionary Activities (Unrestricted)

Section 26.3 describes which activities are Discretionary Activities (Unrestricted). The decision on whether or not a resource consent application will be notified will be made in accordance with the provisions on notification in the Act.

Explanation

Wind ~~farm developments~~ energy facilities can be, by necessity, large scale developments (in terms of heights of turbines and often numbers of turbines). ~~and~~ They are typically situated in locations such as on hilltops, ridgelines, or other elevated sites. ~~In addition,~~ There are numerous variables that may restrict their establishment to particular locations, such as the practicalities of construction ~~constructability,~~ the need for transmission lines, environmental factors, wind resource and land tenure.

The potential scale of development of wind energy facilities and the consequential scale of effects, particularly in terms of visual, amenity and landscape issues, will vary widely. ~~be variable,~~ and The effects will be contingent upon the location of the development and the nature and particular sensitivities of the 'receiving environment. This will ~~includeing~~ the ability of the location to 'receive' the activity and have it become an acceptable part of the local scene. ~~absorb the activity.~~ Wind ~~farms~~ energy facilities can also impact on the ecology of a site, including by the loss or fragmentation of habitat, displacement of wildlife, and bird mortality through collisions. The effects can vary considerably depending on terrain, climate, turbine design, ~~and~~ the spatial pattern of turbine distribution, the species of birds at the site, and their breeding, feeding and roosting behaviour and their movement patterns.

Wellington's rugged topography creates site specific variables that make it inappropriate to set buffer zones or other thresholds. In order to undergo a full and rigorous assessment and to enable balanced consideration of all environmental effects, it is appropriate that wind energy facilities ~~farm development~~ be considered as Discretionary Activities (Unrestricted).

26.3.1 Wind energy facilities in the Rural Area or Open Space B Areas are Discretionary Activities (Unrestricted).

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to (but will not be restricted to) the following criteria:

26.3.1.1 ~~The contribution the proposal will make to Central Government energy policy objectives and renewable energy targets.~~

26.3.1.2.1 ~~The actual or potential noise effects of the proposal, with particular consideration of special audible characteristics and the proximity to and effect on settlements or residential locations, dwellings, and the ability to meet NZS 6808:1998 (Acoustics- The Assessment and Measurement of Sound from Wind Turbine Generators), and other relevant standards such as NZS6802.~~

26.3.1.3.2 The extent to which the proposal will adversely impact on affect the amenity values of the surrounding environment with particular regard will be given to the impact of the development affects on residential locations dwellings, including consideration of any potential 'nuisance' issues effects on communities including:

- electromagnetic – interference to broadcast or other signals
- blade shadowing, glint – resulting from the reflection of the sun from the turbine blades
- shadow flickering – occurring when the blades of an operating wind turbine pass between the sun and an observer, generating flickering light.

26.3.1.4.3 The visual effects of the proposal, including:

- The extent to which the proposal will impact on rural character
- The extent to which the proposal will adversely impact on be visible from residences, key public places including roads, and recreation areas
- The proximity relationship of the proposal to the Ridgeline and Hilltop overlay
- The visibility of the proposal proposed development
- The extent to which the proposal will impact on the natural character of the coastal environment, including on cliffs and coastal escarpments
- The extent to which any aspects of the proposal can be sited underground
- The scale of any proposed development, including the number of turbines, their height, and the cumulative visual effect of the development as a whole.

26.3.1.5.4 The ecological impact of the proposal – in particular:

- The extent to which vegetation is disrupted, any impacts on waterways, and the likely impact will be removed or disturbed during construction and operation of the wind energy facility
- The sensitivity of the site to disturbance
- The potential effects on birds or other fauna, either migratory species or resident populations on site
- The extent of any proposed earthworks and the degree to which runoff and the effects on local catchments can be managed.

26.3.1.6 The impact on geological or archaeological values.

26.3.1.7.5 The effects of traffic and vehicle movements and the extent that traffic or site management plans can be implemented to mitigate effects.

- 26.3.1.8-6 The resulting effects extent of any alteration to natural landforms required, including earthworks, including access tracks and roads, and turbine platforms and the rehabilitation proposed. Major alterations to natural landforms should be avoided.
- 26.3.1.9.7 The extent to which the proposal will impact on:
- identified sites of significance to tangata whenua
 - heritage items; or if the land is Open Space B, its
 - open space values and consideration of
 - geological or archaeological values
 - landscape features
 - the surrounding land use.
- 26.3.1.10.8 Where a development is located within a Hazard Area the extent that measures are taken to mitigate the effects of the hazard event.
- 26.3.1.11.9 The cumulative effects of the proposal.
- 26.3.1.12.10 The extent to which the access track, roads and buildings (excluding wind turbines or wind energy generators) are consistent with the Rural Area Design Guide.
- 26.3.1.13.11 Operational or technical considerations.
- 26.3.1.12 The effects of any proposal on aircraft safety, radar stations and navigation sites and facilities.
- 26.3.1.13 The contribution the proposal will make to central government energy policy objectives and renewable energy targets.