

South Taranaki District Plan Rules Analysis

Wind Turbine Site

For the avoidance of doubt, the proposed activities on the Wind Turbine site are classified as “Large Scale Renewable Electricity Generation Activities”, which are “electricity generation activities utilising renewable energy sources with a capacity of 20kW or greater for the purpose of exporting electricity directly into the distribution network or National Grid. Includes all ancillary components and activities such as substations, climate/environmental monitoring equipment, earthworks, roading, maintenance buildings, temporary concrete batching plants, internal transmission and fibre networks, vegetation clearance, and site rehabilitation works.” (STDP Section 1: Introduction and Definitions).

Section 13: Energy Rules states that the rules contained in this section take precedence over any other zone rules that may apply to energy activities in the District Plan, unless specifically stated to the contrary. The following provisions for energy activities shall apply to all zones of the District. District wide rules including Section 11 Noise, Section 12 Hazardous Substances, Section 15 Heritage Protection, Section 17 Natural Environment, and Section 19 Signs will still apply.

A full analysis of all Project activities against the relevant rules and performance standards of the STDP is provided in the table below.

District Plan Section	Parameter	Rules, Standards, Activity and Assessment	Status
Energy Rules			
13.1.4	Discretionary Activities	<p>Rule / Standard:</p> <p>(a) In the Rural Zone, the following activities:</p> <p>(iii) Large-scale renewable electricity generation activities that is not located in an area of Outstanding Natural Character listed in Schedule 8B or Outstanding Natural Features and Landscapes listed in Schedule 8A.</p> <p>Activity and Assessment:</p> <p>The applicant discussed the project with regard to the above rule with STDC in 2019 which confirmed the wind turbine component of the project as a large-scale renewable electricity generation activity. The applicant has also taken legal advice which supports this opinion given that one of the purposes of the energy generation is to export electricity to the grid. In any case, if the wind turbines were not considered to meet the definition of large-scale electricity generation, they would default to a discretionary activity under Rural Zone Rule 3.1.4 (m) retaining the same discretionary activity status.</p> <p>To clarify, it is considered that the generation of unusual heavy vehicle traffic in association with the earthworks and construction of the turbines is an activity that is included in the definition of Large Scale Renewable Electricity Generation Activities.</p> <p>The proposal complies with the standards for a discretionary activity as the site is not located in the Outstanding Natural Character, Features or Landscapes areas listed.</p>	Discretionary
Parking and Transportation Rules			
10.1.1	Permitted Activities	<p>Rule / Standard:</p> <p>(a) Any activity which complies with the performance standards in Sections 10.2 - 10.7.</p> <p>Activity and Assessment:</p> <p>The relevant Performance Standards are assessed below in this table and the proposal complies.</p>	Permitted
Vehicle Crossings and Parking Performance Standards – Permitted Activities			
10.3.1	New Vehicle Crossings	<p>Rule / Standard:</p> <p>1. All new vehicle crossings in any Zone shall comply with the crossing standards set out in Part 3 of NZS 4404:2010 Land Development and Subdivision Infrastructure and NPDC and STDC Local Amendments to NZS 4404:2010 (August 2013) and Performance Standards below.</p> <p>Activity and Assessment:</p> <p>The vehicle crossing from the turbine site onto Kokiri Road will be formed to a Type H (tanker or heavy service) standard as per Figure 3.4g of NZS4404. The proposal complies with all other vehicle crossing and car parking standards as addressed below in this table and therefore complies with this subject performance standard.</p>	Complies

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10.3.2	Distance of Vehicle Crossings from Intersections	<p>Rule / Standard:</p> <p>1. No part of any vehicle crossing shall be located closer to the intersection of any roads than the minimum distances specified in Table 3 below:</p> <p>Table 3: Minimum Distance of Vehicle Crossings from Intersections</p> <table border="1" data-bbox="534 317 1117 543"> <thead> <tr> <th rowspan="3">Frontage Road</th> <th colspan="6">Intersecting Road Type (distances in metres)</th> </tr> <tr> <th colspan="3">Urban</th> <th colspan="3">Rural</th> </tr> <tr> <th>Arterial and Primary Collector</th> <th>Secondary Collector</th> <th>Local</th> <th>Arterial and Primary Collector</th> <th>Secondary Collector</th> <th>Local</th> </tr> </thead> <tbody> <tr> <td>Arterial and Primary Collector</td> <td>30m</td> <td>30m</td> <td>30m</td> <td>200m</td> <td>200m</td> <td>200m</td> </tr> <tr> <td>Secondary Collector</td> <td>20m</td> <td>20m</td> <td>15m</td> <td>60m</td> <td>50m</td> <td>50m</td> </tr> <tr> <td>Local</td> <td>20m</td> <td>15m</td> <td>10m</td> <td>60m</td> <td>50m</td> <td>50m</td> </tr> </tbody> </table> <p>Activity and Assessment:</p> <p>Kokiri Road is a Local Road and the nearest intersection to the proposed turbine site vehicle crossings is one kilometre to the north (technically, the intersection of Kokiri Road and McLean Road which is a Local Road and unformed). The proposed vehicle crossings comply with the 50 m requirement.</p>	Frontage Road	Intersecting Road Type (distances in metres)						Urban			Rural			Arterial and Primary Collector	Secondary Collector	Local	Arterial and Primary Collector	Secondary Collector	Local	Arterial and Primary Collector	30m	30m	30m	200m	200m	200m	Secondary Collector	20m	20m	15m	60m	50m	50m	Local	20m	15m	10m	60m	50m	50m	Complies
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10.3.4	Sight Distances from Vehicle Crossings	<p>Rule / Standard:</p> <p>1. Minimum unobstructed sight distances from all vehicle crossings shall be in accordance with the distances specified in Table 4 below:</p> <p>Table 4: Minimum Sight Distance from Access</p> <table border="1" data-bbox="534 888 1057 1026"> <thead> <tr> <th>Legal Speed Limit for Road (km/hr)</th> <th>Minimum Sight Distance (m)</th> </tr> </thead> <tbody> <tr> <td>0-50</td> <td>45m</td> </tr> <tr> <td>51-60</td> <td>65m</td> </tr> <tr> <td>61-70</td> <td>85m</td> </tr> <tr> <td>71-80</td> <td>105m</td> </tr> <tr> <td>81-100</td> <td>160m</td> </tr> </tbody> </table> <p>2. All sight distance measurements shall be undertaken in accordance with the diagram in Appendix 3: Sight Distance Measurement Diagram.</p> <p>Activity and Assessment:</p> <p>Kokiri Road has a 100 km/h speed limit. The proposed vehicle crossings to the wind turbine site achieve sight distance of greater than 160 m in both directions along Kokiri Road regardless of which option is chosen</p>	Legal Speed Limit for Road (km/hr)	Minimum Sight Distance (m)	0-50	45m	51-60	65m	61-70	85m	71-80	105m	81-100	160m	Complies																												
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10.5.1	Minimum Number of Parking Spaces and Cycle Parking	<p>Rule / Standard:</p> <p>1. All activities shall provide the following onsite parking as set out in Table 6 below:</p> <table border="1" data-bbox="537 285 1068 348"> <tr> <td data-bbox="537 285 837 348">All other activities-not listed above, including administration activities, home occupations, offices and retail activities</td> <td data-bbox="837 285 1068 348">1 space per 30m² of gross floor area.</td> </tr> </table> <p>2. The required parking spaces set out in Table 6 above shall be available for residents, staff and visitors at all times during the hours of operation of the activity to which they relate.</p> <p>3. Where a land use corresponds with two or more similar activities in Table 6 above, the activity with the higher parking rate shall apply. Where there are two or more different activities on a site, the total requirement for the site shall be the sum of the parking requirements for each activity.</p> <p>4. Where an assessment of the required parking standards results in a fractional space, any fraction under one half shall be disregarded and any fraction of one half or more shall be counted as one space.</p> <p>5. The area of any parking space or spaces provided and of vehicular access, driveways and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of spaces required or permitted.</p> <p>6. Staff car parking spaces shall be marked accordingly.</p> <p>Activity and Assessment:</p> <p>The switchroom / substation on the Wind Turbine Site is considered to be the only building with Gross Floor Area, with a maximum of approximately 20 m², which would require one car park. Noting that the wind turbines and switchroom / substation will operate unmanned and there will be no generation of visitors / customers as in a typical retail activity for example, one car park will be provided in the area of access easement adjacent the switchroom / substation and third turbine. The access easement will provide an available car park during all hours.</p>	All other activities-not listed above, including administration activities, home occupations, offices and retail activities	1 space per 30m ² of gross floor area.	Complies																																						
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10.5.3	Size of Parking Spaces	<p>Rule / Standard:</p> <p>(a) All required parking spaces, other than for residential units, shall be designed to accommodate a 90 percentile design motor car and shall be laid out in accordance with the minimum dimensions specified within Table 7 below and as illustrated in Appendix 6: Size and Layout of Car Parks:</p> <p>Table 7: Minimum Parking Space Dimensions</p> <table border="1" data-bbox="537 1310 1128 1560"> <thead> <tr> <th>Type of User</th> <th>Parking Angle</th> <th>Stall Width (m)</th> <th>Aisle Width (m)</th> <th>Stall Depth (m)</th> </tr> </thead> <tbody> <tr> <td>Class 1 (1)</td> <td>90°</td> <td>2.5m</td> <td>6.2m</td> <td>5.0m</td> </tr> <tr> <td>Class 2 (2)</td> <td>90°</td> <td>2.6m</td> <td>7.0m</td> <td>5.0m</td> </tr> <tr> <td>People with disabilities</td> <td>90°</td> <td>3.6m</td> <td>6.2m</td> <td>5.0m</td> </tr> <tr> <td>All</td> <td>0° (parallel)</td> <td>2.1m</td> <td>3.3m (one way aisle) 6.5m (two way aisle)</td> <td>6.1m</td> </tr> <tr> <td>All</td> <td>30°</td> <td>2.5m</td> <td>3.5m</td> <td>4.4m</td> </tr> <tr> <td>All</td> <td>45°</td> <td>2.6m</td> <td>4.2m</td> <td>5.2m</td> </tr> <tr> <td>All</td> <td>60°</td> <td>2.6m</td> <td>5.1m</td> <td>5.7m</td> </tr> </tbody> </table> <p>(Relevant) Notes for Table 7: (i) Class 1: medium to long term parking including areas such as employee and commuter parking, long-term town centre parking, sporting facilities, entertainment centres and hotels and motels.</p> <p>Activity and Assessment:</p> <p>The car park provided will be of the Class one dimensions above and the access track adjacent it provides an aisle sufficient to meet the specified (6.2 m) width above. The car park will comply.</p>	Type of User	Parking Angle	Stall Width (m)	Aisle Width (m)	Stall Depth (m)	Class 1 (1)	90°	2.5m	6.2m	5.0m	Class 2 (2)	90°	2.6m	7.0m	5.0m	People with disabilities	90°	3.6m	6.2m	5.0m	All	0° (parallel)	2.1m	3.3m (one way aisle) 6.5m (two way aisle)	6.1m	All	30°	2.5m	3.5m	4.4m	All	45°	2.6m	4.2m	5.2m	All	60°	2.6m	5.1m	5.7m	Complies
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10.5.5	Surface of Parking Areas	<p>Rule / Standard:</p> <p>(a) The surface of all required parking areas shall be sealed except in the Rural Zone where parking areas may have a permeable surface such as gravel.</p> <p>(b) The first 3m of parking areas or any access to a parking area in the Rural Zone (as measured from the road boundary) shall be formed and sealed for the full width of the vehicle crossing, to ensure that material such as mud, stone chips or gravel is not carried onto any footpath, road transport network or service lane.</p> <p>Activity and Assessment:</p> <p>The parking area will be formed in gravel. The first 3 m of access in from the front boundary for the crossing onto Kokiri Road will be sealed. The parking area will comply.</p>	Complies
Noise Rules			
11.1.1	Permitted Activities	<p>Rule / Standard:</p> <p>(a) All activities provided that they comply with the relevant performance standards in Section 11.2.</p> <p>Activity and Assessment:</p> <p>Assessment of the construction activities and operational wind turbine noise has been undertaken below, the activities comply.</p>	Permitted
Noise Performance Standards – Permitted Activities			
11.2.1	Activities That Are Exempt from the Noise Performance Standards	<p>Rule / Standard:</p> <p>The following activities are exempt from the specific noise performance standards in Chapters 8, 11 and 18 and shall be controlled separately by reference to and Sections 16 and 17 of the RMA and by the application of relevant New Zealand Noise Standards where these are applicable:</p> <p>(d) Sounds specifically generated by construction, maintenance and demolition activities which shall be assessed, managed and controlled by reference to NZ S6803:1999 Acoustics – Construction noise.</p> <p>(j) Sounds specifically generated by wind turbines as part of large-scale renewable electricity generation activities shall be assessed, managed and controlled by reference to NZS 6808:2010 Acoustics – Wind farm Noise.</p> <p>Activity and Assessment:</p> <p>The temporary construction noise, and wind turbine noise will be managed to comply with the standards specified above.</p>	Complies
Financial Contributions Rules			
Section 16		<p>Activity and Assessment:</p> <p>The applicant acknowledges and accepts the potential for financial contributions to be imposed on the conditions of consent and anticipate that this will be advised by STDC.</p> <p>Financial contributions may potentially be required with regard to roads and access.</p>	Permitted
District Wide Rules			

District Plan Section	Parameter	Rules, Standards, Activity and Assessment	Status
18.1.1	Permitted Activities	<p>Rule / Standard:</p> <p>18.1.1 PERMITTED ACTIVITIES</p> <p>(a) Relocated buildings (including the removal of a building from its original site).</p> <p>(b) Temporary buildings ancillary to a building or other construction project.</p> <p>(c) Temporary activities.</p> <p>(d) Temporary military training activities.</p> <p>Activity and Assessment:</p> <p>There will be temporary buildings erected at the turbine site to facilitate the construction works. The proposal complies with the performance standards as assessed below and is a permitted activity.</p>	Permitted
District Wide Performance Standards – Permitted Activities			
18.2.2	Temporary buildings ancillary to a building or other construction project	<p>Rule / Standard:</p> <p>(1) All temporary buildings ancillary to a building or other construction project shall meet the following requirements:</p> <p>(i) Maximum gross floor area: 50m² per site and</p> <p>(ii) The duration of the temporary building shall not exceed the duration of the project, or 12 month period, whichever is the lesser.</p> <p>Activity and Assessment:</p> <p>The proposal will comply with the above requirements.</p>	Complies
Signs Rules			
19.1.1	Permitted Activities	<p>Rule / Standard:</p> <p>The following activities are permitted in all zones, provided activities comply with the relevant Performance Standards in Section 19.2:</p> <p>(a) Except where specifically provided for as restricted discretionary or discretionary activities, the erection of signs in all zones.</p> <p>(b) Signs installed purely for health and safety reasons or to comply with legislative requirements (e.g. hazardous substances signage).</p> <p>Note: Signs in 19.1.1(b) are not subject to any performance standards in Section 19.2.</p> <p>Activity and Assessment:</p> <p>Signs will be used for health and safety reasons during construction on the site. No other signs are proposed at the wind turbine site.</p>	Permitted