

South Taranaki District Plan – Assessment of Objectives and Policies

Rural Zone

Rural Zone - Issues	
2.1.1 Need to provide for productive land use and other complementary rural based activities while ensuring the adverse effects on the rural environment are not excessive and do not result in incompatibility between different land uses.	
Provision	Assessment
Objective 2.1.3 To ensure subdivision, land use and development in the rural environment is of a nature, scale, intensity and location that maintains and enhances rural character and amenity values.	The proposal is considered to maintain rural character and amenity values through being able to coexist with the existing farming operations on the application site and through the buffer distances from sensitive activities and mitigation measures proposed.
Objective 2.1.4 To enable the efficient and effective functioning of farming and rural based activities and ensure that activities are not inhibited by adverse effects of new incompatible land uses.	As explained above, farming and rural-based activities will remain the dominant land use on the site, uninhibited by the proposal. The project will enhance the Ballance Plant's ability to produce fertiliser for the region which supports farming activities, and the offtake and refuelling facilities will support heavy traffic potentially servicing agricultural industries. Overall, the proposal will be compatible with existing land uses.
Policy 2.1.8 Manage the adverse effects of noise, vibration, odour, dust, traffic, glare and other nuisances from land use activities and development through relevant performance standards and appropriate spatial buffers and setback requirements for specific activities.	As assessed earlier in the report, all actual and potential nuisance effects of the proposal will be appropriately managed.
Policy 2.1.9 Ensure that new land use activities are of a nature, scale, intensity and location consistent with maintaining the character and amenity of the rural environment and avoids or mitigates potential reverse sensitivity effects.	The proposal has been assessed to maintain rural character and amenity and is not a proposal of a nature that would have the potential to result in reverse sensitivity effects.
Policy 2.1.11 Provide for the establishment and operation of new non-farming activities and the ongoing operation of existing lawfully established activities which are compatible and / or associated with farming activities in the rural environment, provided they avoid, remedy or mitigate adverse effects.	As assessed, the proposed activities are considered to be compatible with existing farming activities.
Policy 2.1.12 Minimise, and where possible, avoid subdivision, land use and development that has the potential to inhibit the efficient use and development of versatile land for farming purposes or other lawfully established rural activities.	The development will not inhibit farming or other rural activities on either the application site or farming land nearby.
Policy 2.1.13 Reduce obtrusive built elements in the rural environment by integrating building location and design with the surrounding landform and landscape qualities, while recognising that the location of farm buildings and some industry-type buildings location is influenced by their function.	Due to the size of the turbines and the flat terrain, potential to reduce obtrusiveness of the development is limited on the application site but the applicant has worked closely with surrounding landowners to provide mitigation and enhancement measures offsite particularly around neighbouring dwellings.
Policy 2.1.14 Avoid, remedy or mitigate adverse effects on rural privacy and rural character in the Rural Zone by maintaining road and side boundary setbacks for all buildings, while recognising that the degree of privacy and rural spaciousness is different in areas comprising existing smaller rural-residential lots.	Permitted road and side boundary setbacks will be met for the wind turbines. There are some minor setback encroachments proposed at the Ballance Plant but the proposed buildings will be viewed in the context of the existing industrial activity at Kapuni and will not give rise to adverse effects on rural privacy and character.

Policy 2.1.15 Manage potential reverse sensitivity conflict between farming, other rural activities and sensitive activities through appropriate separation distances or other measures, while giving priority to existing lawfully established activities.	As per above assessment on reverse sensitivity
Policy 2.1.21 Manage the effects of heavy vehicle movements from rural activities on the environment, including cumulative effects on the safety and efficiency of the District's roading network.	With regard to construction, heavy traffic will be controlled through a CTMP to ensure that potential adverse effects are managed appropriately. Thereafter, heavy vehicle movements to and from the proposed facilities at the Ballance Plant will be absorbed into the existing rural-industrial environment at Kapuni without giving rise to adverse effects on safety and efficiency of the roading network.
Summary: The proposal is considered to be consistent with the relevant objectives and policies of the Rural Zone as addressed in this table.	

Rural Industrial Zone

Rural Industrial Zone - Issues	
2.6.1 Need to recognise the presence of existing large-scale operations in the rural environment and provide for their ongoing efficient and effective functioning, while recognising they can have adverse effects on the rural environment.	
2.6.2 New sensitive activities close to existing large-scale operations in the rural environment can create reverse sensitivity effects.	
Provision	Assessment
Objective 2.6.3 To provide for the efficient and effective operation and development of existing large-scale manufacturing and processing activities and sites in rural areas while ensuring their adverse effects on the environment are avoided, remedied or mitigated recognising their rural location.	As explained further below in the table, the proposal is considered to provide for the improved development and operation of the Ballance Plant, with effects being acceptable, comparable and compatible with those currently generated by Ballance Plant and the surrounding industrial activities.
Objective 2.6.4 To enable the efficient and effective functioning of existing large-scale manufacturing and processing activities and ensure that these activities are not inhibited by adverse effects of new incompatible subdivision, land use and development in the Rural Zone.	The proposed energy generation and hydrogen production, storage and offtake facilities will enable the efficient and effective operation of the Ballance Plant.
Policy 2.6.6 Manage the adverse effects of land use activities and development on each site in the Rural Industrial Zone using Concept Plans which indicate the overall development envelope for that site.	The proposed facilities and activities at the Ballance Plant while not strictly in accordance with the Concept Plan are considered to align with the overarching STDP provisions for the site with any adverse effects appropriately managed.
Policy 2.6.7 Maintain the amenity values of the rural areas around the existing large-scale manufacturing and processing activities and sites by managing the nature, scale and level of environmental effects originating from the Rural Industrial Zone.	Effects of the proposed facilities at the Ballance Plant will be negligible and indistinguishable from the existing Ballance Plant activities and amenity values of surrounding rural areas will be maintained.
Policy 2.6.8 Allow flexibility to enable the existing large-scale manufacturing and processing activities and sites to implement improved operational methods and plant efficiency whilst ensuring the adverse effects on the environment are avoided, remedied or mitigated.	The proposed activities at the Ballance Plant are a direct effort to improve operation methods and plant energy efficiency utilising electricity from renewable wind energy and hydrogen production and reducing the dependence on natural gas. While doing so, adverse effects of the activities will be akin to those already established on the site.
Summary: The proposal is considered to be consistent with the above relevant Rural Industrial Zone Objectives and Policies.	

Tāngata Whenua

<p>Tāngata Whenua – Issues</p> <p>2.7.1 Appropriate ways need to be adopted to take account of Tāngata Whenua values and to involve Tāngata Whenua more actively in resource management processes and decision-making.</p> <p>2.7.2 Appropriate ways to recognise the principles of the Treaty of Waitangi in the management of the District's natural and physical resources.</p> <p>2.7.3 The lack of recognition of and provision for the relationship of Tāngata Whenua and their culture and traditions (including mauri) with their ancestral lands, waters, sites and areas of cultural and spiritual significance, wāhi tapu and other taonga.</p> <p>2.7.4 Loss, damage and degradation to sites and areas of cultural and spiritual significance resulting from inappropriate subdivision, use and development of land resources.</p> <p>2.7.5 Providing for development by Iwi and hapū (e.g. Marae, papakainga housing) that enhances their social, cultural and economic well-being while sustainably managing the environment.</p>	
<p>Objective 2.7.6 To recognise and provide for the relationship of Tāngata Whenua and their culture and traditions (including mauri) with land, water, sites and areas of cultural and spiritual significance, wāhi tapu and other taonga.</p>	<p>The applicant has had regard to matters raised through consultation and has genuinely sought to address adverse effects of concern to iwi where possible. Both mana whenua hapū are satisfied that the applicant has recognised and provided for the relationship of Tāngata Whenua and their culture and traditions (including mauri) with land, water, sites and areas of cultural and spiritual significance, wāhi tapu and other taonga. Te Korowai conditionally supports the Project and the applicant is agreeable to the conditions where they are within their control. Objective 2.7.6 has been recognised and provided for.</p>
<p>Objective 2.7.7 To protect sites and areas of cultural and spiritual significance to Tāngata Whenua from the adverse effects of inappropriate subdivision, use, and development of resources.</p>	<p>The proposal avoids sites and areas of cultural and spiritual significance to Tāngata Whenua with hapū monitoring of earthworks and a discovery protocol in place if previously unknown features are discovered.</p>
<p>Objective 2.7.9 To provide Tāngata Whenua with opportunities to participate in resource management processes and decision-making.</p>	<p>The applicant has consulted all iwi and hapū with an interest in the Project on an individual basis via a kanohi ki te kanohi approach to help them understand the Project and with a desire to mitigate cultural effects of the project and find partnership opportunities that will benefit tangata whenua. The applicant has resourced and supported the development of CIA's by iwi and hapū.</p>
<p>Objective 2.7.10 To have particular regard to the concept of Kaitiakitanga as defined by Tāngata Whenua of the District in respect of the management of natural and physical resources.</p>	<p>The applicant has consulted all iwi and hapū with an interest in the project on an individual basis via a kanohi ki te kanohi approach with a desire to determine how kaitiakitanga can be integrated into the project. Kaitiakitanga has already been implemented via practices such as site walkovers and karakia and the applicant has made other commitments such as hapū observation of earthworks and ongoing environmental monitoring.</p>
<p>Policy 2.7.11 Establish formal and informal working relationships with Tāngata Whenua within which a partnership regarding resource management matters may be defined, addressed and decided.</p>	<p>Hiringa have established working relationships with iwi and hapū and are committed to continuing the relationships post lodgement of the consent application.</p>
<p>Policy 2.7.12 To actively engage with Tāngata Whenua when addressing matters of concern to Iwi and hapū, including recognition of the relationship of Tāngata Whenua and their culture and traditions with land, water, sites and areas of cultural and spiritual significance, wāhi tapu and other taonga.</p>	<p>As per above assessments.</p>
<p>Policy 2.7.13 To encourage, where appropriate, as part of the determination of resource consent applications, consultation with Tāngata Whenua be undertaken and reported to the decision-making authority</p>	<p>As per above assessments.</p>

Policy 2.7.14 Identify sites and areas of cultural and spiritual significance to Tāngata Whenua for protection from inappropriate subdivision, use and development based on criteria developed with Tāngata Whenua.	Due diligence to identify sites of potential significance to Tāngata Whenua has been undertaken, noting that there are no known archaeological sites on the application site, and that the Kapuni Stream and its tributaries are of significance as Statutory Acknowledgement Areas.
Policy 2.7.15 Avoid effects in the first instance, and if they cannot be avoided, then remedy or mitigate any adverse effects of activities that could destroy, degrade or damage the cultural values associated with a site or area of cultural or spiritual significance when assessing proposals for subdivision, use and development.	ESC measures will be implemented to protect stream tributaries appropriately avoiding and mitigating adverse effects upon them. Hapū observers will be present during earthworks and a discovery protocol will ensure appropriate treatment of any discovered archaeological site with potential cultural values. There are no practical alternative locations for the wind turbines that would avoid landscape effects given the operational need for them to be located in close proximity to the Ballance Plant and their size which would have some adverse landscape effects no matter where they are sited.
Summary: Using a broad judgement approach the Project is considered to be consistent with the above objectives and policies.	

Transportation

Transportation - Issues	
2.8.1 The safe and efficient operation of the road and rail networks can be adversely affected by subdivision, land use and development, such as through additional traffic volumes, unsafe access and intersection arrangements, and over use of roads for parking.	
Provision	Assessment
Objective 2.8.5 Safe and efficient road and rail networks to ensure the reliable movement of people and goods.	As assessed in this report and the TIA, and expanded on in the policies below, the proposal is considered to maintain safety and efficiency for the roading network.
Objective 2.8.6 Well-designed and located vehicle access and parking to ensure the safety of people, pedestrians, cyclists and vehicles and the efficient operation of the adjoining road network.	Vehicle access points and parking have been designed in accordance with NZ standards and will be constructed as per these standards to ensure safety and efficiency is maintained for the roading network. Short term adverse effects during construction will be appropriately managed in accordance with an approved CTMP.
Objective 2.8.7 Protect the current and future efficiency, operation, safety and development of the State Highways and railway infrastructure.	Effects on the State Highway will be temporary as turbines are transported to the site. Thereafter, any effects of traffic on the State Highways will be negligible.
Policy 2.8.12 Avoid, remedy or mitigate the adverse effects that may arise from increased traffic or changed traffic type, and new or changed access and intersections, through the use of standards and controls.	A CTMP and Transport Plan will appropriately manage construction traffic effects and thereafter once construction has finished, traffic effects on the roading network will be negligible and acceptable.
Policy 2.8.13 Require activities to provide off-street parking that: (a) Is in proportion to the demand generated by all activities on the site. Parking areas may be shared by more than one activity where it can be demonstrated that the parking demand for each activity occurs at a different time or on a different day. (b) Has both parking and loading spaces of such size, shape and layout to allow ingress and egress of vehicles without adversely affecting the safe and efficient function and operation of the adjoining road network. (c) Is landscaped along road boundaries and adjacent to residential areas to maintain and protect amenity values.	The proposal includes areas on site for parking of construction related vehicles, such that no on-street parking will need to occur. Loading spaces and parking will be on-site only and will not adjoin the road reserve or carriageway. Landscaping is proposed along the road boundary between the proposed vehicle entrances for the hydrogen refuelling and storage facilities.
Summary: Overall the proposal is considered to be consistent with the above relevant Transportation related objectives and policies.	

Hazardous Substances and Contaminated Land

Hazardous Substances and Contaminated Land - Issues	
<p>2.9.1 The risks of adverse effects on the environment and human health associated with the use, disposal, storage and transportation of hazardous substances.</p> <p>2.9.3 The use and development of potentially contaminated land can lead to adverse effects on the environment and human health, when the necessary remediation or management measures have not been undertaken prior to use.</p>	
Provision	Assessment
Objective 2.9.4 Recognise the important benefits associated with the use, storage, disposal and transportation of hazardous substances whilst also ensuring that risks to the environment and human health are minimised to acceptable levels.	The benefits of the generation, supply and use of hydrogen have been outlined in the application, and hydrogen will be appropriately managed in accordance with all relevant legislation such that risks are minimised to as low as reasonably practical.
Objective 2.9.5 Avoid or mitigate the risk of adverse effects on human health from the subdivision, land use changes or remediation of contaminated or potentially contaminated land.	Overall, the risks of adverse effects on human health as a result of potentially contaminated land at the Ballance Plant will be appropriately managed through compliance with the CSMP.
Policy 2.9.8 Ensure significant hazardous facilities are located, designed, constructed and managed to minimise risk to the extent practicable and avoid unacceptable risk to the environment and human health.	A thorough risk assessment process has been undertaken to ensure risk is managed to as low as reasonably practical and unacceptable risks are avoided.
Policy 2.9.9 Ensure appropriate facilities and systems are provided to avoid accidental or unintentional release, or loss of control (such as spills and gas escapes) of hazardous substances.	The risk management processes employed will ensure appropriate controls are in place to avoid accidental or unintentional release or loss of control of hazardous substances.
<p>Policy 2.9.11 Manage the location of significant hazardous facilities by:</p> <p>(a) Locating significant hazardous facilities to avoid or adequately mitigate adverse effects, including risks, to people, property and the environment in the following situations:</p> <p>(i) In close proximity to sensitive activities;</p> <p>(ii) Within and adjacent to significant areas of indigenous vegetation and habitats of indigenous fauna;</p> <p>(iii) Adjacent to significant waterbodies;</p> <p>(iv) Within and adjacent to Sites of Significance to Tāngata Whenua or sites of historical or archaeological significance;</p> <p>(v) Within the Coastal Protection Area and Flood Hazard Area, and areas at risk of ground rupture from known active faults</p> <p>(b) Ensuring adequate separation distances or other measures between significant hazardous facilities and activities sensitive to significant hazardous facilities to avoid or adequately mitigate risk to people and property; and</p> <p>(c) Identifying, assessing and managing adverse effects (including cumulative) of significant hazardous facilities to mitigate risk to people, property and the environment.</p>	The location of the hydrogen facilities at the Ballance Plant avoids all of the features identified in Policy 2.9.11 and the risk assessment concludes that potential risks to people, property and the environment will be appropriately mitigated.
Policy 2.9.14 Transportation of hazardous substances, including wastes, as part of a land use activity should be undertaken in a safe manner, by modes and transport routes which prevent or minimise the risk of adverse effects on other land use activities, the environment, and other transport users.	The proposed vehicle entrances for the proposed hydrogen storage and refuelling facilities have been designed in accordance with NZS4404:2010 / STDP standards to ensure safe access and egress of vehicles and the transportation of hydrogen will be undertaken in accordance with all relevant standards and legislation.

Policy 2.9.28 Require that subdivision and land use changes on pieces of land that have a history of activities that could have resulted in contamination of the soil to undertake a preliminary site investigation to confirm whether there will be a risk to human health and whether further investigation, remediation or management is required, to ensure that the land is suitable for the intended exposure to humans.	There is no land use change or subdivision proposed that will result in a heightened risk of exposure of people to contaminants. A precautionary approach has been taken in considering the majority of Ballance Plant to be contaminated and ensuring all earthworks on the site are undertaken in accordance with a CSMP to manage potential risks to human health.
Policy 2.9.29 Ensure that all remediation, land use, subdivision and redevelopment of land affected by soil contamination prevents or mitigates adverse effects on and risk to human health and ensures that any residual levels of contamination is appropriate for the proposed future use of the land via management measures which may include remediation, containment or disposal of contaminated soil.	Adherence with the CSMP will ensure that proposed works at the Ballance Site will avoid or mitigate actual or potential adverse effects on and risk to human health.
Summary: Overall the proposal is consistent with the relevant objective and policies in this table with regard to Hazardous Substances and Contaminated Land.	

Energy

Energy - Issues	
2.10.2 Recognition of the renewable energy resources in the District and the benefits that can derive from the use and development of these resources from renewable electricity generation activities.	
2.10.3 The investigation, exploration, prospecting, development, production, transmission and distribution of oil and gas activities and renewable electricity generation activities can cause adverse effects, particularly with regard to amenity, landscape, ecological, historic heritage, Tāngata whenua values, cultural and traffic.	
2.10.4 Poorly designed and located subdivision, land use and development can result in inefficient use of energy, such as inefficient travel patterns and dwellings with limited solar access.	
Provision	Assessment
Objective 2.10.6 To recognise the significant local, regional and national benefits from the use and development of renewable energy resources by providing for the investigation, development, operation, maintenance and upgrading of renewable energy activities, including electricity generation.	The proposal will result in a number of significant benefits at a local, regional and national scale which are detailed in this application and the Economic Impact Assessment.
Objective 2.10.7 To ensure the adverse effects of oil and gas and renewable energy activities are avoided, remedied or mitigated, particularly adverse amenity, landscape and traffic effects on the District's infrastructure, sensitive environments, wāhi tapu sites/areas, sites of importance to Tāngata whenua, and nearby land uses and infrastructure.	As per the Effects Assessment, actual and potential adverse effects will be avoided, remedied or mitigated as far as possible such that the proposed activities will not result in significant adverse effects.
Objective 2.10.8 To promote energy efficient development and travel patterns.	As demonstrated in the application, the proposal promotes energy efficiency development and while not influencing travel patterns will influence travel modes by supporting a hydrogen transport network.
Policy 2.10.9 Provide for the identification, investigation, prospecting and exploration of new potential sites and energy sources for energy resource activities.	Policy 2.10.9 supports the Project by providing for the identification, investigation and exploration of a new renewable energy site and energy source which is the Wind Turbine Site.
Policy 2.10.10 Ensure that the investigation, prospecting, exploration, development, use, production, and /generation of energy resource activities, is managed in a way that recognises the national, regional and local benefits of the use and development of energy, while avoiding, remedying and mitigating adverse effects on the environment, including cumulative effects.	The proposal demonstrates the national, regional and local benefits of developing the wind resource at Kapuni and how adverse effects of the proposal on the environment will be avoided, remedied or mitigated.

<p>Policy 2.10.11 Ensure that investigation, prospecting, exploration, development, use, production, and generation of energy resource activities are appropriately located to:</p> <p>(a) avoid adverse effects of activities on the characteristics and qualities that contribute to:</p> <p>(i) natural character in areas of the coastal environment identified as having outstanding natural character; and</p> <p>(ii) the values of outstanding natural features and landscapes;</p> <p>(b) avoid significant adverse effects and avoid, remedy or mitigate adverse effects of activities on the characteristics and qualities that contribute to natural character, or other natural features and landscapes, in all other areas of the coastal environment;</p> <p>(c) avoid, remedy or mitigate adverse effects of activities on:</p> <p>(i) the other special values and qualities of the coastal environment; and</p> <p>(ii) the character and amenity values of the urban environment.</p>	<p>The Project is not located in the coastal environment or close to any outstanding natural features or landscapes or any urban environment.</p>
<p>Policy 2.10.12 Ensure that the adverse effects, including reverse sensitivity effects, of incompatible subdivision, land use or development on the safety, efficiency, operation and maintenance of existing lawfully established energy resource activities are avoided or mitigated.</p>	<p>The Project avoids and mitigates adverse effects on existing lawfully established energy resource activities.</p>
<p>Policy 2.10.13 Where the adverse effects of oil and gas energy activities and renewable electricity generation activities cannot be practically avoided, remedied or mitigated, have regard to the use of offset measures and/or environmental compensation that is of benefit to the local environment and/or affected community that could be provided proposed by the applicant.</p>	<p>No offset mitigation is considered to be appropriate or necessary for this Project.</p>
<p>Policy 2.10.14 In determining an application for resource consent for the use and development of renewable energy resources where any potential adverse effects are not fully understood or are uncertain and associated risks are considered to be acceptable, have regard to the merits of adopting adaptive management measures to avoid, remedy or mitigate any adverse effects on the environment.</p>	<p>As explained, the effects of the proposal are considered to be well understood and appropriately mitigated such that adaptive management measures are not required.</p>
<p>Policy 2.10.19 Recognise the locational, operational and technical constraints associated with developing, operating and maintaining large-scale renewable electricity generation activities and their requirements to connect to distribution networks and the National Grid.</p>	<p>As explained in the application the location for the Project has been chosen for the excellent wind resource present, the ability to achieve appropriate buffers from sensitive activities and the close proximity to the Ballance Plant and a grid connection.</p>
<p>Policy 2.10.21 Ensure that land use planning and infrastructure design is carried out in a manner that seeks to provide for optimum energy efficiency.</p>	<p>The Project optimises energy efficiency by providing four large turbines located on a site with a world class wind resource in close proximity to the end user of the energy i.e. the Ballance Plant and the heavy transport users.</p>
<p>Policy 2.9.25 Encourage optimum energy efficient development, subdivision patterns, site orientation and building design.</p>	<p>See above assessment</p>
<p>Summary: Overall the proposal is considered to be consistent with the above relevant Energy objectives and policies.</p>	

Network Utilities

Network Utilities – Issues

2.11.1 Network utilities have important functions and enable people and communities to provide for their economic, social and cultural wellbeing, but can have adverse effects on the environment, often due to technical, operational and location specific requirements. In addition, new subdivision, land use and development may impact on the safe and efficient functioning of network utilities.

Objective 2.11.2 To provide for the safe, efficient and sustainable development, operation, maintenance and upgrading of network utilities, in a manner which avoids, remedies or mitigates adverse effects on the environment, while recognising their technical, locational and operational constraints.	Development and upgrading of electricity network utilities is an important part of the Project and will occur while avoiding, remedying or mitigating adverse effects through such design measures as burying the cable underground and underboring stream crossings.
Policy 2.11.4 Provide for the development, operation, maintenance and upgrading of network utilities in a manner which avoids, remedies, or mitigates adverse effects on the environment, while recognising their operational, technical and locational requirements.	As per above assessment
Policy 2.11.5 Manage the location, scale and design of the development or upgrading of network utilities (including in relation to the National Grid), and consider the extent to which any adverse effects have been avoided, remedied or mitigated by the route, site and method selection process.	The Project makes use of existing network utilities in the area and avoids and mitigates adverse effects through design methodologies such as undergrounding cables and underboring streams.
Policy 2.11.6 Consider the locational, technical and operational requirements of network utilities and the contribution they make to the functioning and wellbeing of the community in assessing their location, design and appearance.	The network utilities component of the Project is vital to the success of the Project and realising the community benefits
Policy 2.11.8 Encourage, to the extent practicable, the more efficient use of existing network utilities, and co-siting and sharing of masts, facilities and utility corridors to reduce the need for new utilities elsewhere in the District.	The Project has investigated use of existing network utilities and will make use of existing utilities in the Kapuni area.
Policy 2.11.9 Recognise the positive social, economic and environmental benefits that accrue nationally and regionally from the development, continued operation and upgrading of network utilities.	As discussed, network utilities are a vital component of the Project assisting to achieve the many positive benefits of the Project.
Summary: Overall the proposal is considered to be consistent with the above relevant Network Utility objectives and policies.	

Historic Heritage

Historic Heritage – Issues	
2.12.1 Damage, modification or destruction of historic heritage in the District resulting from inappropriate use, development or subdivision, such as earthworks, demolition and unsympathetic works.	
Objective 2.12.2 To protect significant historic heritage that reflects the culture and history of the South Taranaki District from inappropriate subdivision, use and development.	No known features of significance are located on the application site. Therefore, historic heritage in proximity to the proposed activities will be protected from adverse effects and the proposed development will be appropriate for the area.
Objective 2.12.3 To protect known archaeological sites identified on the Planning maps, and their historic values, from being destroyed or modified due to inappropriate subdivision, use and development.	As above, the proposal minimises potential adverse effects on any known sites of significance through avoiding them or managing them via discovery protocol if an item of historic heritage is discovered.
Policy 2.11.5 Identify historic heritage that contributes to an understanding and appreciation of the culture and history of the District, the region and/or New Zealand that is of significance or value for one or more of the following matters; aesthetic, archaeological, architectural, cultural, historic, social, spiritual, scientific, technological, industrial or traditional significance or value.	Expert archaeological assessment concludes that no features of significance are located on the site and a discovery protocol will be in place to address the values identified in the left column, should an item be discovered.
Policy 2.11.7 Avoid or appropriately mitigate any adverse effects of activities that could destroy, compromise or detract from the heritage values associated with items listed in the Historic Heritage Schedule.	As per above assessments

Policy 2.11.20 Consider adverse effects on historic heritage values through the consent process for larger scale land use activities, where located in close proximity to known archaeological sites. Determine the significance of the heritage values of the sites and demonstrate how potential and actual adverse effects will be avoided, remedied or mitigated.	As per above assessments
Summary: With regard to the relevant Historic Heritage provisions, the proposal is consistent with the above objectives and policies.	

Integrated Land Use and Infrastructure Planning, Urban Growth and Financial Contributions

Integrated Land Use and Infrastructure Planning, Urban Growth and Financial Contributions – Issues	
2.14.1 Subdivision and development creates the need for the provision of new, extended or upgraded infrastructure, which can be particularly significant when cumulative adverse effects are created over time.	
2.14.2 The potential exists for the costs of providing new, extended or upgraded infrastructure to be allocated in a manner disproportionate to the benefits received by the existing community and new end users. In addition, the full cost recovery of this infrastructure may act as a disincentive to subdivision and development or be unduly borne by existing communities.	
2.14.3 There may be pressure for subdivision and development to occur ahead of the Council's ability to provide infrastructure, which can result in the inefficient and ineffective operation and development of infrastructure.	
Objective 2.14.6 To ensure that subdivision and development is appropriately serviced by infrastructure to provide for the likely or anticipated use of the land and that the costs of this infrastructure is fairly and equitably funded.	The proposal will not rely on Council infrastructure other than roading and parts of the road reserve for installing the power cable. The proposal will provide its own infrastructure and connect into existing utility companies with cost being met by the applicant. A road maintenance agreement is proposed to cover repair of any damage to local roads during the construction phase and a Deed of Easement is proposed to cover the use of the road reserve to install the power cable.
Policy 2.14.10 Avoid the cumulative effects on infrastructure from development and subdivision in the rural environment outside of the identified urban growth areas.	The proposal avoids cumulative effects on infrastructure.
Policy 2.14.11 Ensure new activities and development provide adequate infrastructure to meet the needs of future occupants.	As above, the proposal provides adequate infrastructure to meet the future needs of the users of the infrastructure.
Policy 2.14.12 Ensure new activities and development adequately compensate for their impact on existing infrastructure (water, wastewater, stormwater, roading, reserves) through a contribution to ensure the level of service meets the needs of future occupants and does not adversely affect the level of service for existing users.	See above assessment regarding road maintenance agreement and Deed of Easement.
Summary: The proposal is considered to be consistent with the relevant Integrated Land Use and Infrastructure Planning, Urban Growth and Financial Contributions objectives and policies above.	

Indigenous Biodiversity

Indigenous Biodiversity – Issues	
2.17.1 Inappropriate subdivision, use and development can result in the modification, damage or destruction of significant indigenous vegetation and significant habitats of indigenous fauna.	
2.17.2 Loss and reduction in the District's indigenous biodiversity resulting from clearance, stock damage, plant and animals pests, and the overall fragmentation and isolation of habitats.	
Objective 2.17.3 Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from inappropriate subdivision, use and development.	The proposal does not impact on any significant indigenous vegetation or significant habitats of indigenous fauna.
Objective 2.17.4 The maintenance and enhancement of indigenous biodiversity through the protection, enhancement and restoration of indigenous habitats and indigenous vegetation.	The ecological assessments undertaken for the Project conclude that with the planting mitigation proposed and the enhancement to fish passage, indigenous biodiversity will be maintained and enhanced.

<p>Policy 2.17.7 Avoid, remedy or mitigate any significant adverse effects of subdivision, use and development that would result in a loss of indigenous biodiversity values such as:</p> <p>(a) Clearance, modification, damage or destruction of large areas of intact indigenous vegetation.</p> <p>(b) Clearance of indigenous vegetation in regionally significant wetlands.</p> <p>(c) Subdivision of land and location of buildings and works in close proximity to areas of significant indigenous vegetation and significant habitats of indigenous fauna.</p> <p>(d) Uncontrolled stock grazing that can damage indigenous vegetation and regeneration.</p> <p>(e) Increased exposure to invasive introduced plant and animal species that pose a threat to indigenous biodiversity.</p>	<p>The Project will not result in any significant adverse effects on indigenous biodiversity values.</p>
<p>2.17.11 Recognise and provide for the role of Tāngata Whenua as kaitiaki, including meaningful consultation on the management of indigenous biodiversity in areas of particular cultural significance to Tāngata Whenua, and providing for customary use of indigenous biodiversity according to tikanga.</p>	<p>Ecological assessments for the project have been shared with iwi and hapū and their feedback has been incorporated into the suite of mitigation measures and conditions as far as practical.</p>
<p>Summary: The proposal is considered to be consistent with the above indigenous biodiversity objectives and policies.</p>	

Waterbodies

<p>Waterbodies – Issues</p>	
<p>2.18.1 Inappropriate subdivision, use and development can adversely affect the natural character and conservation, recreation, amenity, heritage and cultural values of lakes, rivers, wetlands and other waterbodies.</p>	
<p>Objective 2.18.4 To preserve the natural character of the district's lakes, rivers, streams, wetlands and other waterbodies and protect them from inappropriate subdivision, use and development.</p>	<p>While there will be some loss of natural character as a result of the Project, measures are proposed to mitigate any loss so that the overall natural character of streams on the Wind Turbine Site are preserved.</p>
<p>Objective 2.18.7 To maintain and enhance the recreational and amenity values of lakes, rivers, streams and other waterbodies.</p>	<p>The planting mitigation measures proposed will ensure the maintenance and enhancement of recreational and amenity values of the waterbodies on the Wind Turbine Site are maintained and enhanced.</p>
<p>Policy 2.18.9 Avoid, remedy or mitigate the adverse effects of subdivision, use and development that would detract from or compromise the natural character, ecological, recreation, amenity, heritage and cultural values of lakes, rivers and other waterbodies.</p>	<p>As per the above assessment.</p>

<p>Policy 2.18.10 Ensure that subdivision, use and development is of a scale, location, and design that protects the natural character of lakes, rivers and other waterbodies and maintains and enhances their values by having regard to the following matters in assessing proposals:</p> <p>(a) Extent to which natural processes, elements and patterns that determine the natural character of the water body are sustained, and/or restored and rehabilitated;</p> <p>(b) Degree of protection of vegetation cover and patterns, including use of a buffer or riparian margin;</p> <p>(c) Compatibility with existing level of modification to the environment;</p> <p>(d) Functional necessity to be located in or near the waterbody, and no reasonably practicable alternative locations exist;</p> <p>(e) Ability to mitigate any potential adverse effects of subdivision, use and development; and</p> <p>(f) Provision of public amenity and access to land acquired by Council for reserve purposes.</p>	<p>These matters have been addressed in the Freshwater Ecological Assessment and the existing waterbodies on the Wind Turbine Site are considered to have low to moderate value and have been substantially modified. Effects on the waterbodies can be appropriately mitigated through adherence with the ESCP and the proposed planting mitigation measures.</p>
<p>Policy 2.18.12 Promote sustainable management practices in order to maintain and enhance the natural functioning of waterbodies and improve water quality.</p>	<p>The proposed ESCP represents a sustainable management practice as does the proposed riparian planting mitigation which will assist with maintaining and enhancing the natural functioning of the waterbodies and improve water quality.</p>
<p>Policy 2.18.13 Promote and encourage the development and maintenance of riparian fencing and planting along waterbody margins.</p>	<p>While riparian vegetation will need to be removed on the Wind Turbine Site to facilitate access, the planting mitigation will occur at a ratio of 1:2 to ensure there is a net gain in riparian planting on the site in the long term.</p>
<p>Summary: Overall the proposal is considered to be consistent with the above relevant waterbody objectives and policies.</p>	

Natural Hazards

<p>Natural Hazards - Issues</p> <p>2.19.1 Natural hazards, such as risks of flooding, coastal erosion and inundation, and land instability, have the potential to generate adverse effects on people, property and the environment. Inappropriate use and development of land can also worsen the potential or severity of natural hazards.</p>	
<p>Objective 2.19.2 The risks and adverse effects from natural hazards on people, property and the environment are avoided or mitigated.</p>	<p>As detailed in the risk management process report and the application, the Project has been designed with regard to risks from natural hazards.</p>
<p>Objective 2.19.3 Subdivision, use and development do not create, worsen, displace or increase the severity of natural hazards.</p>	<p>The Project will not create, worsen, displace or increase the severity of natural hazards.</p>
<p>Policy 2.19.4 Identify areas at significant risk from the effects of natural hazards based on the likelihood of the events and potential risks and consequences.</p>	<p>The location of the Project is not in an area identified as being at any more significant risk than other areas from the effects of natural hazards</p>
<p>Policy 2.19.5 Control the location and design of subdivision, use and development within identified natural hazard areas, or areas which have significant potential to be affected by a natural hazard, to avoid or mitigate the effects of the natural hazard.</p>	<p>As addressed earlier, the proposal addresses and mitigates risks from natural hazards where practicable, noting that volcanic-related risks are near impractical to avoid completely in the Taranaki region.</p>
<p>Policy 2.19.7 Minimise the need for hazard protection works by ensuring that new subdivision, land use and development is located and/or designed to mitigate the potential effects of natural hazards.</p>	<p>No hazard protection works are required or will be required in relation to the Project.</p>
<p>Policy 2.19.8 Ensure that the use and development of land does not accelerate or worsen any material damage to that land, or displace to other land or structures, resulting from erosion, subsidence, slippage, debris flow, or surface water flooding.</p>	<p>The proposal is based on essentially flat land with low susceptibility to instability or flooding. After earthworks the site will be reinstated to an erosion proof state. The proposal will not divert or exacerbate stormwater and flooding effects.</p>

<p>Policy 2.19.9 Manage the effects of natural hazards caused by long-term shifts in climate and changes in sea-level. In particular, factor in climate change predictions in avoidance or mitigation measures.</p>	<p>As addressed earlier, climate change is anticipated to have negligible adverse effects on the proposal.</p>
<p>Policy 2.19.20 Ensure that all structures and activities are constructed so as to minimise material damage from seismic events.</p>	<p>Foundations will be designed by appropriately qualified experts to ensure their stability in any reasonably anticipated earthquake.</p>
<p>Policy 2.19.21 Ensure that all structures and activities incorporate measures to minimise risk of, and damage caused by, fire.</p>	<p>Fire risks will be addressed and minimised in the detailed design for all proposed structures and utilities. Recognising that hydrogen is a hazardous substance, risk management procedures and plans for Ballance Plant will have particular regard for fire and explosive risk as detailed in the risk management process report.</p>
<p>Policy 2.19.22 Ensure that all structures and activities incorporate measures to minimise risk of, and damage caused by, wind hazards.</p>	<p>Geotechnical, foundation and structural design will be undertaken by appropriately qualified experts utilising wind data gathered for the project, to ensure that risk from wind hazards is appropriately addressed.</p>
<p>Summary: The proposal is considered to be consistent with the above relevant Natural Hazard objectives and policies.</p>	