

## Memorandum

To: Waitaha Hydro Project Team

From: Mason Jackson

Date: 18 November 2025

Re: TTPP Decisions Version Implications on Consents Required and Activity Status

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### 1. INTRODUCTION

With the recent notification of the Decisions Version of the Te Tai Poutini Plan (“TTPP”), and with the help of Martin Kennedy’s initial review of relevant rules, I have undertaken a comparison of the reasons for consent (and respective activity statuses) identified in the FTAA substantive application with the recently notified TTPP Decisions Version rule framework. The purpose of undertaking this exercise is to ensure the Panel remains updated in respect of the District Plan evolution and also to inform any need for Westpower to undertake additional effects assessments.

This comparison is set out in detail within two tables (Tables 8A and 8B) provided in Attachment 1 to this memo. Tables 8A and 8B collectively provide a replacement of Table 8 of Appendix 50 of the Substantive Application which set out the rules assessment of the Project against the Proposed TTPP as it existed at the time the application was lodged.

IN addition, a summary of the key changes and notable implications of the TTPP Decisions Version is provided in Table 1 below. Green coloured cells in Table 1 indicate a change to a more permissive activity status, yellow coloured cells indicate a new reason for consent is now triggered (or a change to a less permissive activity status) but the existing assessment is considered adequate, and orange coloured cells denote a change in status (or a potential change in status) where additional assessment has been undertaken.

Overall, under the recently notified TTPP Decisions Version, taking a “bundling” approach for RMA consenting purposes, the Project would be a **Discretionary Activity**<sup>1</sup> under Westland District Council’s jurisdiction. Prior to the TTPP Decisions Version, it was assessed as a Non-Complying Activity.

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<sup>1</sup> This assumes consent is no longer required from WDC for geotechnical drilling.

It should be noted that the information relating to the TTPP Decisions Version set out in both Table 1 and in the tables provided in Attachment 1 is subject to appeal. The appeal period closes on 25 November.

**Table 1: Key Observations Regarding Waitaha Hydro Project Reasons for Consent Resulting from Recent TTPP Decisions Version Notification**

Project Component	Summary of Change	Implications and Considerations
Renewable Electricity Generation Activity	<p>Under the Westland District Plan (WDP), the Project was a <b>Non-complying activity</b> in accordance with Rule 5.6.2.1.</p> <p>Under the TTPP Decisions Version, the Project is a Large Scale Renewable Electricity Generation requiring resource consent as a <b>Discretionary Activity</b> under Rule ENG-R15.</p>	The Project still requires consent but now it has a more permissive activity status.
Indigenous vegetation clearance (pTTPP Ecosystems and Indigenous Biodiversity Rules)	<p>At the time of lodging the FTAA, vegetation clearance rules in the Proposed TTPP had legal effect. The FTAA application concluded that vegetation clearance was a <b>Discretionary Activity</b> under Rule ECO-R7 of the Proposed TTPP.</p> <p>Under the TTPP Decisions Version, indigenous vegetation clearance activities remain a <b>Discretionary Activity</b>, but under different Rule ECO-R11.</p>	Despite being regulated under a different rule, there is no change in consent requirements and activity status



Project Component	Summary of Change	Implications and Considerations
Indigenous Vegetation Clearance and Earthworks within the Riparian Margin of a River, Lake or Wetland (pTTPP Natural Character Rules)	<p>At the time of lodging the FTAA, earthworks within the Riparian Margin of a River, Lake or Wetland rules in the Proposed TTPP had legal effect. The FTAA application concluded that vegetation clearance was a <b>Discretionary Activity</b> under Rule NC-R3 of the Proposed TTPP.</p> <p>Under the TTPP Decisions Version, all activities involving vegetation clearance in riparian margins are now regulated under the ECO Rules (above). Rules in the Natural Character section now relate just to earthworks in these locations.</p> <p>Earthworks in riparian margins remains a Discretionary Activity requiring resource consent under Rule NC-R3.</p>	No change in consent requirements and activity status for proposed earthworks within the Riparian Margin of a River, Lake or Wetland
Earthworks within an ONL	<p>Under the WDP, there were no relevant construction earthworks rules.</p> <p>Under the TTPP Decisions Version, earthworks proposed in ONL18 and ONL22 associated with the Scheme's construction is a <b>Restricted Discretionary Activity</b> under NFL-R10.</p>	This is a new reason for consent, however, the effects of earthworks in ONL18 and ONL22 associated with the Scheme are well covered in the FTAA (Landscape Report and ESCP)



Project Component	Summary of Change	Implications and Considerations
Other Earthworks	<p>Under the WDP, there were no relevant construction earthworks rules.</p> <p>The TTPP Decisions Version includes a new suite of Earthworks rules. Under these rules, the proposed construction earthworks are a <b>Restricted Discretionary Activity</b> under Rule EW-R7.</p> <p>Any earthworks associated with constructing the transmission lines or associated with maintaining the consented Scheme will be <b>Permitted Activities</b> under EW-R1.</p>	This is a new reason for consent, however, the effects of earthworks are well covered in the FTAA (ESCP)
Buildings and Structures within the Riparian Margin of a River, Lake or Wetland	Still assessed as permitted activities	Nil
Buildings, structures and earthworks required in an ONL	<p>Under the WDP, there were no rules relevant to structures in an ONL.</p> <p>With respect to Transmission, under the TTPP Decisions Version:</p> <ul style="list-style-type: none"> <li>&gt; For the section of new transmission line infrastructure proposed just south of the McGregor Creek / Waitaha River confluence, located in the GRUZ - General Rural Zone and</li> </ul>	This is a new reason for consent, however, the effects of earthworks in ONL18 and ONL22 associated with the Scheme are well covered in the FTAA (Landscape Report and ESCP)



Project Component	Summary of Change	Implications and Considerations
	<p>within ONL22, these are <b>Permitted Activities</b> under Rules INF – R7 and NFL-R8 (4).</p> <p>&gt; Where it is proposed to upgrade the existing transmission lines (adding new conductors) located in ONL20 between the northern end of Waitaha Road and the existing Waitaha Substation, these activities are also <b>Permitted Activity</b> under Rule NFL-R5 and NFL-R8(4).</p> <p>With respect to other Scheme structures:</p> <p>&gt; Other proposed buildings, structures and earthworks within an ONL 18 and ONL 22 associated with installation of network utility infrastructure (3(i)); and a renewable electricity generation activity (3(ii)) are a <b>Restricted Discretionary Activity</b> under Rule NFL-R13.</p>	
Natural Hazard Mitigation Structures	<p>Under the Proposed TTPP, these structures required <b>Discretionary Activity</b> consent under Rule NC-R5.</p> <p>Under the TTPP Decisions Version, these structures now require <b>Restricted Discretionary Activity</b> consent under Rule NC-R3.</p>	<p>These structures still require consent, and although captured by new and different rules, there is no change to their activity status.</p> <p>The repairs and maintenance of these structures is a new reason for consent.</p>



Project Component	Summary of Change	Implications and Considerations
	These structures (and their repairs and maintenance) are also, however, captured by new Natural Hazards Rules in the Decisions Version such that they also require <b>Discretionary Activity</b> consent under NH-R8.	
Signs	<p>Under the Proposed TTPP, proposed signage was a <b>Restricted Discretionary Activity</b> under proposed Rule SIGN-R19.</p> <p>Under the TTPP Decisions Version proposed signage is still a <b>Restricted Discretionary Activity</b> under proposed Rule SIGN-R19.</p>	Nil
New transmission lines between the Power Station through to SH6	<p>Under the WDP, all proposed new transmission lines and upgrade works were <b>Permitted Activities</b> under Rule 6.2 (j).</p> <p>Under the TTPP Decisions Version, the new transmission lines between the Power Station through to SH6 is a <b>Discretionary Activity</b> under Rule ENG-R16.</p>	<p>This is a new reason for consent.</p> <p>Although the transmission line infrastructure was included in the FTAA application (and identified it as a permitted activity), Westpower's landscape expert has reviewed the scope of their original assessment and, provided an addendum containing their additional assessment for this project component now requiring discretionary consent.</p>



Project Component	Summary of Change	Implications and Considerations
		In summary, this assessment concludes that the new transmission line will introduce <b>low-moderate</b> adverse visual effects during construction, reducing to <b>low</b> adverse visual effects in the longer term.
Upgrades / Minor Upgrades to transmission lines between SH6 and the Waitaha Substation	<p>Under the WDP, these upgrade works were <b>Permitted Activities</b> under Rule 6.2 (j).</p> <p>Under the TTPP Decisions Version, the proposed works on the existing transmission lines between the northern end of Waitaha Road and the existing Waitaha Substation meet the definitions of both Upgrades and Minor Upgrades and remain a <b>Permitted Activity</b> under Rule ENG-R4 where these lines are outside an ONL (Upgrades) and for parts of this section of transmission line that are located in ONL20, these activities (Minor Upgrades) will be permitted by Rules NFL-R5 and NFL-R8.</p>	<p>No change. Upgrades to transmission lines between SH6 and the Waitaha Substation remain a permitted activity.</p> <p>However, given there is some ambiguity under the new TTPP Decision Version rules regarding whether the proposed Upgrades / Minor Upgrades to existing transmission lines alongside SH6 and Beach Rd located within ONL20 is an additional reason for consent or not (noting that irrespective the transmission line in full was included in the FTAA Schedule 2 listing for the project), Westpower's landscape expert has assessed the effects of this component of the project in the event the Panel decides this is a new reason for consent.</p> <p>This assessment concludes that, any effects of the upgraded transmission corridor in this location (combining both the 11kV and new 66kV transmission</p>





Project Component	Summary of Change	Implications and Considerations
		corridor) will essentially be the same in scale and character as currently exists, with no vegetation loss. Based on this, and that the viewing audience is primarily travelling at speed, the adverse visual effects of the electricity upgrade in this ONL would be low.
The operation, maintenance, repair and upgrading of distribution lines.	<p>Under the WDP, these upgrade works were <b>Permitted Activities</b> under Rule 6.2 (j).</p> <p>Under the TTPP Decisions Version, these works will be permitted by <b>permitted activities</b> under Rules ENG-R4, INF-R6 and NFL-R5.</p>	No change
Noise	<p>Noise was assessed as achieving compliance with the <b>Permitted Activities</b> noise limits set out in the pTTPP.</p> <p>However, the TTPP Decisions Version has slightly different noise limits to the proposed Plan as follows:</p> <ul style="list-style-type: none"> <li>The Decisions Version includes an additional noise standard that sets maximum noise limits measured at the boundary of any site. In terms of the nearest</li> </ul>	<p>It is not clear if the Project complies with noise requirements in the TTPP Decisions Version.</p> <p>The Noise Report has not assessed Scheme compliance at the southern McLean Farm boundary nor the lower (by 5dB) daytime weekend and public holidays national boundary noise limit</p> <p>Compliance with these new limits has been checked by Marshall Day and they conclude that the Scheme</p>



Project Component	Summary of Change	Implications and Considerations
	<p>boundary relevant to this standard, this would be the southern McLean Farm boundary and represents the most stringent compliance requirement for noise.</p> <ul style="list-style-type: none"> <li>The daytime weekend and public holidays national boundary noise limit in the TTPP (Decisions Version) is 5 dB lower than the notified version. The Noise Report has not assessed Scheme compliance against this lower limit so this should be checked</li> </ul>	will comply with the noise limits set out in the TTPP Decisions Version.
Transport Access and Trip Generation	<p>Under the WDP, the proposed new vehicle crossing was a <b>Restricted Discretionary</b> activity under Rule 8.9.3 and trip generation did not trigger a reason for consent.</p> <p>Under the TTPP Decisions Version, the same conclusions are drawn.</p>	Nil
Waitaha Road Upgrades and Maintenance	Under the WDP, the proposed upgrades, construction of new passing bays along Waitaha Valley Road and related construction period maintenance did not trigger a reason for consent.	<p>This is a new reason for consent</p> <p>On the basis that the proposed works will improve the function of Waitaha Road, and adequate conditions of consent are proffered in respect of road design and</p>



Project Component	Summary of Change	Implications and Considerations
	Under the TTPP Decisions Version, these activities are not provided for, therefore they are <b>Discretionary Activities</b> under TRN -R16.	construction, it is considered that no additional assessment is required

**UPDATED TTPP PLAN RULE ASSESSMENT – TO REPLACE TABLE 8 OF APPENDIX 50 OF THE SUBSTANTIVE APPLICATION**

**1. PROPOSED DISTRICT PLAN – DECISIONS VERSION**

Tables 8A and 8B set out below have been prepared to **replace Table 8 of Appendix 50 of the Substantive Application.**

**1.1 PREVIOUS PROPOSED TTPP RULES IN EFFECT AT TIME OF LODGEMENT VS TTPP - DECISIONS VERSION**

Table 8A presents, in the left-hand parent column, relevant rules that were in effect under the notified version of the TTPP as at the time of the Waitaha FTAA application being lodged on 8 August 2025. The right-hand parent collum of this table presents relevant rules in effect under the decisions version of the TTPP, which was publicly notified on 10 October 2025. Commentary is also provided to highlight any notable variances, additional rules and / or note any change, or potential change, to the Waitaha Hydro Project’s compliance with rules set out in the decisions version of the TTPP.

Table 8A: Assessment of all relevant TTPP Rules now in Effect

NOTIFIED TTPP RULES IN EFFECT		TTPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
Ecosystems and Indigenous Biodiversity			
ECO-R1 - Indigenous vegetation clearance and disturbance outside of the coastal environment		ECO-R1 - Permitted activities standards outside Significant Natural Areas:	

NOTIFIED TTPP RULES IN EFFECT		TTPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
<b>Activity Status Permitted where:</b>			
1. It is outside of a scheduled Significant Natural Area as identified in Schedule Four;	Indigenous vegetation clearance for Scheme construction exceeds maximum area of 5000m <sup>2</sup> - does not comply with Standard 5.	1. Within the coastal environment:	1. N/A - The project is not within the Coastal Environment;
2. It is clearance permitted by the Natural Character and the Margins of Waterbodies Rule NC - R1; or		i. Any indigenous vegetation clearance is a maximum of 500m <sup>2</sup> per site, or a maximum of 20m <sup>2</sup> on any individual infrastructure work site, or 20m <sup>2</sup> per linear 100 metre length for linear infrastructure; except that indigenous vegetation clearance is a maximum of 500m <sup>2</sup> per site in the Hartmount Place and Ross Place subdivision, provided that at least an equivalent amount is retained on the site;	2. Does not comply: Vegetation Clearance within some riparian margins will exceed 25m <sup>2</sup> per 200m length throughout the project area.
3. It is necessary for one of the following purposes:	Indigenous vegetation clearance for Scheme maintenance and operational purposes complies (3(ii)).		3. Other locations:
i. It is the removal of windthrown timber through:	Indigenous vegetation clearance for construction of new transmission lines south of Anderson Road exceeds a 3m construction corridor	ii. The indigenous vegetation clearance will not disturb, damage or destroy nesting areas of habitat or protected threatened or at risk species; and	(i) N/A -There has been not assessment undertaken in accordance with ECO-P1
a. Use of helicopter recovery methods; or			(ii) N/A -There has been not assessment undertaken in
b. Where ground based recovery is only undertaken from areas adjacent to existing vehicle tracks; or			
ii. The maintenance, operation and repair of lawfully established tracks, fences,			

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
<p>structures, buildings, critical infrastructure, network utilities, renewable electricity generation activities or natural hazard mitigation activities;</p> <p>iii. For the installation of temporary network activities following a regional or local state of emergency declaration;</p> <p>iv. To prevent a serious threat to people, property, structures or services;</p> <p>v. To ensure the safe and efficient operation (including maintenance and repair) of any formed public road, rail corridor or access;</p> <p>vi. For the construction of new fences and traplines associated with Conservation Activities or to exclude stock or pest animals;</p>	<p>(3 (ix)(a)) - does not comply.</p> <p><b>Conclusion:</b> Indigenous vegetation clearance for Scheme maintenance and operational purposes is a <b>Permitted Activity</b> under Rule ECO-R1(3(ii)).</p> <p>Other indigenous vegetation clearance activities associated with construction of the Scheme and associated transmission lines require assessment against RD rules (below).</p>	<p>iii. The indigenous vegetation clearance will not occur in an area of land within category one or two of the Threatened Environment Classification; and</p> <p>2. Within the riparian margin of a waterbody:</p> <p>i. It is a maximum of 25m<sup>2</sup> per linear 200 metre length of riparian margin; and</p> <p>3. In all other locations:</p> <p>i. A maximum of 2,000m<sup>2</sup> on any site that has not had a Significant Natural Area assessment undertaken in accordance with Policy ECO - P1; or</p> <p>ii. A maximum of 5,000m<sup>2</sup> on any site that has had a Significant Natural Area assessment in accordance with Policy ECO - P1 or within the Grey District has a Significant Natural Area included within Schedule Four that is located on the same property; or</p>	<p>accordance with ECO-P1</p> <p>(iii) Does not comply - The construction of the new transmission line within the McLean Farm will involve more than 20m<sup>2</sup> of vegetation removal</p> <p>4. N/A - No clearance is proposed in relation to any existing natural hazard mitigation structure.</p> <p><b>Conclusion:</b> Indigenous vegetation clearance for Scheme and lines maintenance is a <b>Permitted Activity</b> under</p>

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
<p>vii. To upgrade or create new public walking or cycling tracks up to 3m in width undertaken by the Council or its approved contractor;</p> <p>viii. To comply with section 43 of the Fire and Emergency Act 2017;</p> <p>ix. For construction or operation of an above ground or below ground network utility or the national grid where:</p> <p>a. The construction corridor does not exceed 3m in width; and</p> <p>b. All machinery used in construction is cleaned and made free of weed material and seeds prior to entering the site; and</p> <p>c. Rehabilitation of disturbed areas is undertaken following the completion of construction;</p>		<p>iii. Is a maximum of 20m<sup>2</sup> on any individual infrastructure work site, or 20m<sup>2</sup> per linear 100 metre length for linear infrastructure; and</p> <p>4. Except where carried out by a statutory agency, or authorised contractor acting on its behalf, responsible for natural hazard mitigation, the clearance is located within areas used and identified for natural hazard mitigation structures that are owned or managed by a statutory agency.</p> <p>Except that the maximum vegetation clearance provisions in these general standards do not apply where:</p> <p>i. Specific to clause 3 in this rule, it is necessary to provide for the ongoing safe and efficient operation, maintenance and repair of the National Grid, electricity distribution and telecommunication lines; or</p> <p>ii. For all clauses in this rule, the indigenous vegetation clearance is for network utility operations within</p>	<p>exception (i) of Rule ECO-R1.</p> <p>Other indigenous vegetation clearance activities associated with construction of the Scheme and associated transmission lines is a <b>Discretionary Activity</b> under ECO – R11 (below).</p> <p>Rule framework altered but respective indigenous vegetation clearance activity statuses for both construction of the scheme and for maintaining the scheme remain the same.</p>

NOTIFIED TPPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
<p>x. It is cultural harvest undertaken by Poutini Ngāi Tahu; or</p> <p>xi. It is on MPZ - Māori Purpose Zoned land and undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan; or</p> <p>xii. It is within an area subject to a QEII National Trust Covenant or Ngā Whenua Rahui Kawaneta, a Reserves or Conservation Act covenant or a Heritage covenant under the Heritage New Zealand/Pouhere Taonga Act and the vegetation disturbance is authorised by that legal instrument;</p>		<p>any RESZ - Residential Zone, COMZ - Commercial and Mixed Use Zone, PORTZ - Port Zone, or IND - Industrial Zone property within the towns of Greymouth, Hokitika or Westport;</p> <p>iii. For all clauses in this rule, the indigenous vegetation clearance is of vegetation planted and managed:</p> <p>a. As part of a domestic or public garden for amenity purposes; or</p> <p>b. As a shelterbelt; or</p> <p>For the purpose of harvesting plantation forestry</p>	
<p>5. Within the Buller and Westland Districts:</p> <p>i. It is the removal or clearance of mānuka, kānuka and bracken only that is not part of any wetland and which is under 15 years old, not exceeding 5ha per site over any continuous three year</p>			



NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
<p>period, subject to provision of notice to the relevant District Council at least 20 working days prior to the proposed clearance including:</p> <ul style="list-style-type: none"> <li>a. Details of the location of the proposed clearance;</li> <li>b. Area of the proposed clearance; and</li> <li>c. Verification by documentary, photographic or other means that the vegetation is less than 15 years old and not part of any wetland; or</li> </ul> <p>ii. It is a maximum area of 5000m<sup>2</sup> per site, in total, over any continuous three year period.</p>		ECO-R2 - Indigenous Vegetation Clearance for Network Utility Operations, Renewable Electricity Generation Activities and the National Grid outside of Significant Natural Areas.	

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
		<b>Activity Status Permitted</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>1. It is for the maintenance, operation, repair or upgrade of lawfully established activities and structures; or</li> <li>2. It is for the installation of temporary network or electricity generation activities following a regional or local state of emergency declaration; or</li> <li>3. It is necessary to remove vegetation that endangers human life or existing buildings or structures; or</li> <li>4. It is for construction of new network utility infrastructure, renewable electricity generation activities or the National Grid where: <ol style="list-style-type: none"> <li>i. The construction corridor for linear infrastructure such as pipes and lines will not exceed 10 metres in width; and</li> <li>ii. All machinery used in construction is cleaned and made free of weed materials and seeds prior to entering the site; and</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. Complies - Limited vegetation clearance is required for the upgrading of the line from the northern end of Waitaha Valley Road through to the Waitaha Substation.</li> <li>2. N/A</li> <li>3. Complies - Limited vegetation clearance will be required to ensure upgraded line structures are not endangered in terms of separation distances</li> <li>4. (i) Does not comply the construction of the transmission line will exceed 10m in width</li> </ol>

NOTIFIED TTPP RULES IN EFFECT		TTPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
		iii. Rehabilitation of disturbed areas is undertaken following completion of construction; and  iv. Within a riparian margin of a waterbody, new network utilities and connections are underground or located within a legal road or attached to an existing bridge.	(ii) Complies - all machinery will be cleaned before entering a site  (iii) Complies - areas not required for operations will be rehabilitated following completion of works  (iv) Does not comply - the transmission line to the Waitaha substation will not be underground in riparian margins; located within legal road in all instances, or attached to an existing bridge.  <b>Conclusion:</b> Proposed indigenous vegetation activities associated with

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
			<p>construction of the Scheme and associated transmission lines remains a <b>Discretionary Activity</b> but under ECO – R11 (below).</p> <p>No change in activity status, but previously covered in different ECO rules</p>
<b>ECO-R5 - Indigenous vegetation clearance not meeting Permitted or Controlled Activity Standards</b>  <b>Activity Status Restricted Discretionary where:</b>		<b>Equivalent Rule: ECO-R9 Indigenous vegetation clearance not meeting Permitted or Controlled Activity Standards outside of a Significant Natural Area in the Grey District</b>	
1. This is not within:	Partially complies	This is not within:	Does not comply
i. A Significant Natural Area identified in Schedule Four;	<p>Not relevant. There are no SNA's identified in Schedule Four.</p> <p>Indigenous vegetation clearance, largely</p>	<p>(i) An area of land environment of category one or two of the Threatened Environment Classification; or</p> <p>(ii) An Outstanding Natural Landscape identified in Schedule Five; or</p>	<p>The Scheme is in an ONL and includes an ONF</p> <p><b>Conclusion:</b> Overall, indigenous vegetation clearance activities are a</p>

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
ii. An area of land environment of category one or two of the Threatened Environment Classification;  iii. An Outstanding Natural Landscape identified in Schedule Five;  iv. An Outstanding Natural Feature identified in Schedule Six;  v. An area of High Coastal Natural Character identified in Schedule Seven; or  vi. An area of Outstanding Coastal Natural Character identified in Schedule Eight.	south of Macgregor Creek, will occur within an ONL identified in Schedule Five.  Indigenous vegetation clearance activities associated construction of the Scheme and parts of the new access road and transmission lines south of Anderson Road do not comply with ECO-R5.	(iii) An Outstanding Natural Feature identified in Schedule Six; or  (iv) An area of High Coastal Natural Character identified in Schedule Seven; or  (v) An area of Outstanding Coastal Natural Character identified in Schedule Eight.	<b>Discretionary Activity</b> under Rule ECO-R11.
<b>Discretion is restricted to:</b>  a. Whether there are other regulations impacting the site that have meant the land is unable to be used for economic rural uses;	<b>Conclusion:</b> Overall, indigenous vegetation clearance activities are a <b>Discretionary Activity</b> under Rule ECO-R7.		

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
b. Constraints imposed by functional or operational need of network utilities and critical infrastructure;			
c. Effects on habitats of any threatened or protected species;			
d. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;			
e. Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems;			
f. Effects on the intrinsic values of ecosystems;			
g. Effects on recreational values of public land; and			
h. The matters outlined in Policies ECO - P6 and ECO - P7.			

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
ECO-R7 - Indigenous vegetation clearance not meeting ECO-R5		Equivalent Rule = ECO-R11: Indigenous vegetation clearance for regionally significant infrastructure, the National Grid and renewable electricity generation activities	
Activity Status Discretionary		Activity Status Discretionary	
	<b>Conclusion:</b> Indigenous vegetation clearance south of Anderson Road is a <b>Discretionary Activity</b> requiring resource consent under Rule ECO-R7.		<b>Conclusion:</b> <b>Discretionary Activity</b> consent is still required for clearance of indigenous vegetation because this will involve: <ul style="list-style-type: none"> <li>more than 25m<sup>2</sup> per 200m length within riparian margins;</li> <li>more than 5000m<sup>2</sup> per site vegetation</li> <li>more than 20m<sup>2</sup> per work site or 20m<sup>2</sup> per linear</li> </ul>

NOTIFIED TPP RULES IN EFFECT		TPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary

100m length for line upgrading

- a construction corridor for the transmission line greater than 10m in width; and
- riparian margins for the transmission line to be located above ground, outside road reserve and not attached to an existing bridge.

No change

Natural Character and Margins of Waterbodies



NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
<b>NC-R1 - Indigenous Vegetation Clearance and Earthworks within the Riparian Margin of a River, Lake or Wetland</b>  <b>Activity Status Permitted:</b>		<b>NC-R1 - Earthworks within the Riparian Margin of a River, Lake or Wetland</b>  <b>Activity Status Permitted:</b>  <b>Note:</b> Indigenous vegetation has been removed from these rules. These rules now deal solely with earthworks	
1. Where this is outside of any Significant Natural Area identified in Schedule Four, and for: <ul style="list-style-type: none"> <li>a. Fence lines; or</li> <li>b. Maintenance, operation, minor upgrade and repair of network utilities, critical infrastructure or renewable electricity generation activities;</li> <li>c. Connections to wastewater, stormwater and reticulated network utility systems; or</li> <li>d. Installation of an environmental monitoring and extreme weather event monitoring facility; or</li> </ul>	1. Regarding standard (1), the proposed activities are not within an area identified in Schedule 4 and are not for any of the activities set out in (a)-(f) and (h)-(j). Part (g) of this rule provides for minor amounts of clearance for establishment of proposed stream crossings less than 3m wide. This	1. Where this is outside of any Significant Natural Area identified in Schedule Four, and for: <ul style="list-style-type: none"> <li>i. Fence lines; or</li> <li>ii. Maintenance, operation, minor upgrade and repair of network utilities, regionally significant infrastructure or renewable electricity generation activities; or</li> <li>iii. New network utilities and regionally significant infrastructure where these are underground and located within a formed legal road or attached to an existing bridge; or</li> <li>iv. Connections to wastewater, stormwater and reticulated network utility systems and underground energy and infrastructure connections; or</li> </ul>	1. Regarding standard (1), the proposed activities are not within an area identified in Schedule 4 and are not for any of the activities set out in (i)-(vii) and (ix)-(xiii). Part (viii) of this rule provides for minor amounts of clearance for establishment of proposed stream crossings less than 3m wide. This is moot since the riparian

NOTIFIED TTPP RULES IN EFFECT		TTPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
<p>e. Maintenance and repair of lawfully established structures; or</p> <p>f. The construction of parks facilities, parks furniture or public access points within an Open Space and Recreation Zone; or</p> <p>g. The establishment of a river crossing point up to 3m wide; or</p> <p>h. Poutini Ngai Tahu activities;</p> <p>i. Activities on Māori Purpose Zoned land and undertaken in accordance with an Iwi/Papatipu Runanga Management Plan; or</p> <p>j. Natural hazard mitigation activities undertaken by a statutory agency or their nominated contractor;</p> <p>2. The amount of indigenous vegetation clearance is not greater than 20m<sup>2</sup> per 200m length of Riparian Margin;</p>	<p>is moot since the riparian margin definition only applies to rivers with an average bed width greater than 3m.</p> <p>2. Regarding standard (2) - Clearance activities in riparian margins will exceed 20m<sup>2</sup> per 200m (e.g. at Power Station Site, Headworks and at crossing points of some waterways exceeding 3m in width). Does not comply.</p>	<p>v. Installation of an environmental monitoring and extreme weather event monitoring facility; or</p> <p>vi. Maintenance and repair of lawfully established structures; or</p> <p>vii. The construction of parks facilities, parks furniture or public access points within an Open Space and Recreation Zone; or</p> <p>viii. The establishment of a river crossing point up to 3m wide; or</p> <p>ix. Poutini Ngāi Tahu activities;</p> <p>x. Activities on Māori Purpose Zoned land or Site or Area of Significance to Māori in Schedule Three and is undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan; or</p> <p>xi. Maintenance and repair of lawfully established natural hazard mitigation structures; or</p> <p>xii. New natural hazard mitigation structures and upgrading of existing natural hazard mitigation structures undertaken by a statutory agency or</p>	<p>margin definition only applies to rivers with an average bed width greater than 3m.</p> <p>2. Previous standard (2) setting limits of vegetation clearance has been deleted and replaced with the earthworks standard.</p> <p>In this regard, the proposal does not comply. Earthwork volumes in riparian margins will exceed 25m<sup>3</sup> per 200m (e.g. at Power Station Site and at crossing points of some waterways).</p> <p><b>Conclusion:</b></p>

NOTIFIED TTPP RULES IN EFFECT		TTPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
<p>3. The amount of earthworks is not greater than 20m<sup>3</sup> per 200m length of Riparian Margin;</p> <p>4. All earthworks stockpiles are located outside of the Riparian Margin of the waterbody; and</p> <p>5. Unless carried out by a statutory agency or their nominated contractor responsible for natural hazard mitigation, the clearance and earthworks are not located within areas used and identified for natural hazard mitigation structures.</p>	<p>3. Regarding standard (3) – Earthwork volumes in riparian margins will exceed 20m<sup>2</sup> per 200m (e.g. at Power Station Site and at crossing points of some waterways). Does not comply.</p> <p><b>Conclusion:</b> Proposed works in riparian margins are not permitted, therefore, requiring <b>Discretionary Activity</b> resource consent under</p>	<p>their authorised contractor acting on its behalf; or</p> <p>xiii. Arable, horticultural or pastoral farming use where this is lawfully established at 14 July 2022; and</p> <p>2. The amount of earthworks is not greater than 25m<sup>3</sup> per 200m length of Riparian Margin; and</p> <p>3. All earthworks stockpiles are located outside of the Riparian Margin of the waterbody.</p> <p>Advice Notes:</p> <p>1. Rules in other Overlay Chapters particularly Historic Heritage, Sites and Areas of Significance to Māori, Natural Hazards and Natural Features and Landscapes may also apply in these locations.</p> <p>2. Also refer to Rules in the Energy, Infrastructure and Transport Chapters for activities in relation to those matters.</p>	<p>Proposed earthworks in riparian margins are not permitted, therefore, requiring <b>Discretionary Activity</b> resource consent (see below).</p> <p>No change</p>

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
	Rule NC-R3 (see below).	3. Activities within the margins of waterbodies and wetlands are also the subject of regulation under the NES Freshwater, NPS Freshwater Management and the West Coast Regional Land and Water Plan.  4. This rule also applies to commercial forestry activities, where this provision is more stringent than the NES - CF.	
<b>NC-R3 - Indigenous Vegetation Clearance and Earthworks not meeting the Permitted Activity Rules</b>  <b>Activity Status Discretionary</b>		<b>NC - R4 Earthworks within the Riparian Margin of a River, Lake or Wetland not meeting the Permitted Activity Rules</b>  <b>Activity Status Discretionary</b>	
	<b>Conclusion:</b> Indigenous vegetation clearance and earthworks in riparian margins is a <b>Discretionary Activity</b> requiring resource		<b>Conclusion:</b> earthworks in riparian margins is a <b>Discretionary Activity</b> requiring resource consent under Rule NC-R3.  <b>Earthworks - No change</b>

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
	consent under Rule NC-R3.		Indigenous vegetation clearance now addressed in ECO rules (above) – also no change in status
<b>NC-R2 - Buildings and Structures within the Riparian Margin of a River, Lake or Wetland</b>  <b>Activity Status Permitted:</b>		<b>NC - R2 Buildings and Structures within the Riparian Margin of a River, Lake or Wetland</b>  <b>Activity Status Permitted:</b>	
1. Where the buildings and structures are: <ul style="list-style-type: none"> <li>a. Network utilities;</li> <li>b. Temporary whitebait stands;</li> <li>c. Environmental monitoring facilities;</li> <li>d. Parks facilities and parks furniture within an Open Space and Recreation Zone;</li> <li>e. Natural hazard mitigation structures constructed by a statutory agency or their nominated contractor; or</li> </ul>	Various buildings and structures are proposed within the riparian margins of the Waitaha River (e.g. parts of the Headworks, Parts of the Power Station (including the tailrace) and Macgregor Creek (e.g. transmission lines).	1. Where the buildings and structures have a functional need to locate in the riparian margin and are: <ul style="list-style-type: none"> <li>i. Network utilities and regionally significant infrastructure; or</li> <li>ii. Temporary whitebait stands and temporary mai mai for game bird hunting provided these are removed within two weeks at the end of the season; or</li> <li>iii. Environmental monitoring facilities; or</li> <li>iv. Parks facilities and parks furniture within an Open Space and Recreation Zone; or</li> </ul>	<b>Conclusion:</b>  Buildings and structures associated with the proposal that are located in riparian margins are a <b>Permitted Activity</b> under Rule NC-R2 (sub-clauses (i) and (vi)).  However, for elements of the scheme that are considered Natural Hazard Mitigation Structures, since

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
<p>f. Renewable electricity generation facilities where these have a functional need to locate within the riparian margin; or</p> <p>g. Stormwater discharge structures and water supply intake structures constructed in accordance with NZS 4404 Code of Practice for Land Development and Subdivision Infrastructure.</p>	<p>These are network utility buildings and structures provided for under (a). They are also buildings and structures associated with renewable electricity that, on the basis of them being part of a hydro-electric scheme, have a functional need to be located in riparian margins and are, therefore, also provided for under (f).</p> <p><b>Conclusion:</b> Buildings and structures associated with the proposal that are located in riparian margins are a</p>	<p>v. Natural hazard mitigation structures constructed by a statutory agency or authorised contractor acting on its behalf; or</p> <p>vi. Renewable electricity generation activities; or</p> <p>vii. Stormwater discharge structures and water supply intake structures constructed in accordance with NZS 4404 Code of Practice for Land Development and Subdivision Infrastructure; or</p> <p>viii. Temporary bridges constructed as part of a temporary military training activity; or</p> <p>ix. Pump sheds, less than 5m2.</p> <p><b>Advice Notes:</b></p> <p>1. Rules in other Overlay Chapters particularly Historic Heritage, Sites and Areas of Significance to Māori, Natural Hazards and Natural Features and Landscapes may also apply in these locations.</p> <p>2. Activities within the margins of waterbodies and wetlands are also the subject of regulation under</p>	<p>they will not be constructed by a statutory agency or their nominated contractor (sub clause (v)), they are further assessed below (NC-R3 and NC-R5)</p>

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
	<b>Permitted Activity</b> under Rule NC-R2.		the NES Freshwater, NPS Freshwater Management and the West Coast Regional Land and Water Plan.
<b>NC-R3 - Natural Hazard Mitigation Structures</b>		<b>NC-R3 - Natural Hazard Mitigation Structures within the Riparian Margin of a River, Lake or Wetland not meeting Permitted Activity Rules</b>	
<b>Activity Status Permitted:</b>		<b>Activity Status Restricted Discretionary:</b>	
<b>Where:</b>  1. These are constructed by a Statutory Agency or their authorised contractor.	The Power Station Site will require special structures to protect it from floods – technically these are considered natural hazard mitigation structures.  These will not be constructed by a Statutory Agency or their authorised contractor, therefore they are not permitted activities and require		Parts of these structures are in riparian margins of the Waitaha River and will not be constructed by a Statutory Agency or their authorised contractor, therefore they are not permitted activities and require <b>Restricted Discretionary Activity</b> consent under Rule NC-R3  The rule framework is now limited to Natural Hazard Mitigation Structures or

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
	<p>Discretionary Activity consent under Rule NCR5</p> <p>It is noted that these structures are also defined as Network Utility Structures which are permitted under Rule NC-R2.</p> <p><b>Conclusion:</b> Taking the most restrictive activity status applicable, the Power Station Site flood protection structures require <b>Discretionary Activity</b> consent under Rule NC-R5.</p>		<p>parts thereof, within riparian margins, and is now a lesser activity status.</p>
NC-R5 - Natural Hazard Mitigation Structures not meeting the Permitted Activity Rules		Now covered under NC-R3	



NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
<b>Activity Status Discretionary:</b>		Natural Hazard Mitigation Structures not meeting the Permitted Activity Rules are now Restricted Discretionary activities.	
	<b>Conclusion:</b> Noting that the proposed Power Station Site flood protection structures are permitted under Rule NC-R2, taking the most restrictive activity status applicable, these structures require <b>Discretionary Activity</b> consent under Rule NC-R5.	N/A	N/A  No longer a reason for consent
Activities on the Surface of Water			
ASW-R4 - Installation of Structures on the Surface of Natural Waterbodies		ASW-R4 - Installation of Structures on the Surface of Natural Waterbodies	

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
	Not relevant		Still not relevant for the same reasons.
	There are no structures proposed on the water surface.		No change
	The Scheme does include various structures on and over the beds of rivers and streams (e.g. the diversion weir, tailrace, culverts, fords and bridges), however, these are not considered to be structures “on the surface of natural waterbodies”, rather, consent requirements for these are addressed under Section 13 of the RMA and sit within the		

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
	West Coast Regional Council's jurisdiction.		
Historic Heritage			
Rules HH-R1 to HH-R11			
	<p>Not applicable</p> <p>These rules are currently in effect, however, there are no areas or sites identified in Schedule One of the TPPP within or near the Site.</p>		<p>Still not applicable since there are no sites listed in Schedule 1 to the Plan impacted by the project.</p> <p>No change</p>
Sites and Area of Significance to Māori			
Rules SASM-R1 to SASM-R19		Rules SASM R1 - R6 and SASM R8 – R15	
	Not applicable		Not applicable

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
	No sites or areas identified in Schedule Three to the TPPP within or near the Site.		There are no sites listed in Schedule 3 of the plan impacted by the proposed activity. <b>No change</b>
		<b>Rules SASM R7 Quarries, including Farm Quarries and Mineral Extraction Activities within the Pounamu Management Area and Aotea Management Area or in a Site or Area of Significance to Māori in Schedule Three</b>  <b>Activity Status Permitted:</b>	
		Where:	<b>Complies.</b>
		1. The activity is mineral extraction that disturbs or removes aotea:	No part of the activity is located within a SASM identified in Schedule 3.
		i. This is only undertaken by Te Rūnanga o Makaawhio or their authorised representatives or contractors; and	Extraction of gravel is proposed within the bed of the Waitaha River and on farmland on the true right of Macgregor Creek.
		ii. Where an Aotea Management Plan prepared by Te Rūnanga o Makaawhio exists, the activity is undertaken in accordance with that plan; and	

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
		<p>iii. Where the activity occurs in the Aotea Management Area, notice of the activity is provided to the Westland District Council by Te Rūnanga o Makaawhio, at least 10 working days prior to the activity commencing.</p> <p>2. The activity is mineral extraction that disturbs or removes pounamu:</p> <p>i. This is only undertaken by Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio or their authorised representatives or contractors; and</p> <p>ii. Where a Pounamu Management Plan prepared by Poutini Ngāi Tahu exists, any extraction of pounamu is in accordance with that plan; and</p> <p>iii. Where the activity occurs within the Pounamu Management Area, notice of the activity is provided to the relevant district council by the relevant Poutini Ngāi Tahu rūnanga, at least 10 working days prior to the activity commencing;</p> <p>3. The activity is mineral extraction and quarrying activity (including farm quarries) that disturbs or</p>	<p>Extraction of gravel is regulated by; WCRC – in the bed of the river and WDC – on the farm land outside the bed.</p> <p>The activity does not occur within the Aotea overlay.</p> <p>It is not intended to disturb or remove pounamu as part of the extraction activities.</p> <p>As the activity occurs within the pounamu overlay there may be accidental disturbance of pounamu.</p> <p>Accidental pounamu discovery protocols are proposed.</p> <p><b>Conclusion:</b></p>

NOTIFIED TTPP RULES IN EFFECT		TTPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
		<p>removes pounamu and is not undertaken by Poutini Ngāi Tahu:</p> <p>i. The mineral extraction or quarrying has been certified by an authorised representative of the relevant Poutini Ngāi Tahu rūnanga in accordance with Schedule Three (SCHED 3A) and this certification is provided to the relevant district council at least 10 working days prior to the activity commencing.</p> <p>Advice Note:</p> <p>This rule manages the adverse cultural effects of mineral extraction and quarrying in relation to the cultural taonga of pounamu and aotea. This rule is in addition to the rules in the zone chapters for mineral extraction and quarrying.</p>	<p>Gravel extraction activities do not require resource consent under any SASM rule.</p> <p>New rule but still not a reason for consent</p>
		Signs	
		SIGN R4: Temporary Signs – All Zones	
		Activity Status Permitted:	

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
		Where:	<b>Will comply</b>
		1. These are for community events and the sign is erected no earlier than six months before the event and is removed within seven days of the event ending; or	Temporary signs will be erected during construction (R4 (3)) of the scheme providing project information, directions and health and safety information - Complies
		2. These are for temporary activities and the sign is erected no earlier than one month before the activity and is removed within seven days of the activity ending; or	
		3. These are for construction sites and the sign is erected no earlier than six months before the start of the construction activity and is removed within seven days of the event; or	There are no proposed temporary signs, not proposed for health and safety reasons – N/R
		4. These are for land/premises for sale or lease and once the property is sold or let the sign is removed within seven days; or	All performance standards of SIGN-R1 will be complied with.
		5. These are for electioneering where the sign is erected no more than nine weeks before the election to which it relates and is removed within one day of the election day, unless otherwise required by statute; and	Temporary signs, will be a <b>permitted activity</b> under Rule SIGN-R4
			No change

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
		<p>6. There is a maximum of one sign per road frontage;</p> <p>7. The maximum sign face area is 3m<sup>2</sup>;</p> <p>8. The maximum height from ground level is 2.5m; and</p> <p>9. All performance standards for Rule SIGN - R1 are complied with</p>	
		<p><b>SIGN R6: Signs not visible from a road, publicly accessible space, RESZ - Residential, SETZ - Settlement or OSRZ - Open Space and Recreation Zone - All Zones</b></p> <p><b>Activity Status Permitted:</b></p>	<p><b>Will not comply</b></p> <p>Signs, other than for health and safety purposes, may be visible from the open space zone given the location of the Scheme requiring <b>Restricted Discretionary Activity</b></p>



NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary

consent under Rule SIGN-R19

This is a new reason for consent

**Rule SIGN – R15: Signs in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, FUZ - Future Urban Zone, MINZ - Mineral Extraction Zone and BCZ - Buller Coalfield Zone**

**Activity Status Permitted:**

Where:

1. The sign relates to an activity occurring on the site;
2. There is a maximum of one sign per road frontage of the site;
3. There is a maximum sign face of 3m<sup>2</sup>; and

All performance standards for Rule SIGN - R1 are complied with.

**Will comply**

Signage, other than health and safety signage, will relate to the activity occurring on the site within the GRUZ - complies

There will be not be more than 1 sign per frontage - complies

NOTIFIED TTPP RULES IN EFFECT		TTPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
			<p>Site sign at McLeans Farm signage will be less than 3m<sup>2</sup>- <b>complies</b></p> <p>Performance standards of SIGN-R1 will be complied with – complies</p> <p><b>Conclusion:</b> Proposed signage in General Rural Zone is a <b>Permitted Activity</b> under Rule SIGN-R15.</p>
<p><b>Rule SIGN – R16: Signs in any OSRC - Open Space and Recreation Zone or the STADZ - Stadium Zone</b></p> <p><b>Activity Status Permitted:</b></p>		<p><b>Rule SIGN – R16: Signs in any OSRC - Open Space and Recreation Zone or the STADZ - Stadium Zone</b></p> <p><b>Activity Status Permitted:</b></p>	
Where:	<b>Will not comply</b>	Where:	<b>Will not comply</b>
1. The sign is located in an OSRZ - Open Space and Recreation Zone; and		1. The sign is located in an OSRZ - Open Space and Recreation Zone; and	

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
<p>2. The sign is:</p> <p>a. Ancillary to a conservation, recreation or community activity; or</p> <p>b. For commercial sponsorship of a recreation activity; and</p> <p>3. All performance standards for Rule SIGN – R1 are complied with.</p>	<p>The proposed signage is not for any activity set out in 2.a or 2.b</p> <p><b>Conclusion:</b> Proposed signage is a <b>Restricted Discretionary Activity</b> under proposed Rule SIGN-R19.</p>	<p>2. The sign is:</p> <p>i. Ancillary to a conservation, recreation or community activity; or</p> <p>ii. For commercial sponsorship of a recreation activity; and</p> <p>3. All performance standards for Rule SIGN – R1 are complied with.</p>	<p>The proposed signage is not for any activity set out in 2.i or 2.ii.</p> <p><b>Conclusion:</b> Proposed signage in Open Space and Recreation Zone is a <b>Restricted Discretionary Activity</b> under Rule SIGN-R19.</p> <p>No change</p>
		<p><b>Rule SIGN – R19: Signs which do not meet Permitted Activity standards not subject to Rule SIGN - R18</b></p> <p><b>Activity Status Restricted Discretionary:</b></p>	
		<p>Where:</p> <p>1. The sign is not located in a RESZ - Residential Zone or a SETZ - PREC 2 - Coastal Settlement Precinct; and</p>	<p><b>Conclusion:</b> Temporary signs and permanent signage in General Rural and Open Space and Recreation Zones</p>

NOTIFIED TTPP RULES IN EFFECT		TTPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
		<p>2. The sign is not located in, on or within a Scheduled Natural or Cultural feature identified in Schedules One - Eight except the following Sites and Areas of Significance to Māori:</p> <p>i. SASM 10 Kawatiri Pā; SASM 12 Kawatiri Town Reserve; SASM 15 No. 42 Kawatiri (Township) Native Reserve; SASM 31 Punakaiki Area; SASM 56 Māwhera Pā 1; SASM 57 Māwhera Gardens; SASM 58 Greymouth Railway Land; SASM 59 Māwhera Pā 2; SASM 60 Māwhera Kāinga; SASM 61 Victoria Park; SASM 63 No. 32 Nga Moana e Rua Native Reserve; SASM 94 No. 30 Arahura Native Reserve; SASM 96 Taramakau River; SASM 104 Kawhaka Creek Catchment; SASM 112 Arahura River at Tūhua; SASM 117 Waitaiki Catchment; SASM 121 Waitaiki Historic Reserve; and SASM 197 Ōkuru.</p> <p>Discretion is restricted to:</p> <p>a. The location of the sign;</p> <p>b. The content of the sign;</p>	<p>(including permanent signs visible from these zones) is a <b>Restricted Discretionary Activity</b> under Rule SIGN-R19.</p> <p><b>No change in status</b></p>

NOTIFIED TPP RULES IN EFFECT		TPPP DECISIONS VERSION	
Rule Standard / Condition	Compliance Commentary	Rule Standard / Condition	Compliance Commentary
		<ul style="list-style-type: none"> <li>c. The design materials and appearance of the sign and/or support structure and their effects on visual amenity;</li> <li>d. The size and height of the sign;</li> <li>e. For temporary signs, the length of time the sign is in place;</li> <li>f. Effects on road and footpath user safety;</li> <li>g. Effects on traffic safety;</li> <li>h. For signs with digital or LED light components, maintenance requirements, management of light spill, duration of images and fail-safe mechanisms in the event of malfunction; and</li> <li>(i) The relationship of the <a href="#">sign</a> with existing signage on the <a href="#">site</a> and in the surrounding area.</li> </ul>	

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1.2 OTHER RELEVANT TTPP (DECISIONS VERSION) RULES NOW IN EFFECT (BUT STILL SUBJECT TO APPEAL)

Table 8B presents, in the left-hand parent column, and where relevant, the previous Operative Westland District Plan rules that were in effect at the time of the Waitaha FTAA application being lodged on 8 August 2025. The right-hand parent collum of this table presents relevant rules in effect under the decisions version of the TTPP, which was publicly notified on 10 October 2025. Commentary is also provided to highlight any notable changes (e.g. new reasons for consent) since the decisions version of the TTPP was notified.

Table 8B: Assessment of other relevant TTPP Rules now in Effect Vs Previous Westland District Plan

PREVIOUS WESTLAND DISTRIC PLAN STATUS	TTPP DECISIONS VERSION	
	Rule Standard / Condition	Compliance Commentary
Energy		
ENG - R1      Energy Permitted Activity Performance Standards		
Activity Status Permitted		Complies
Where:		

PREVIOUS WESTLAND DISTRICT PLAN STATUS	TTPP DECISIONS VERSION	
	Rule Standard / Condition	Compliance Commentary
	<p>1. Electric and Magnetic fields - An activity generating electric or magnetic fields does not exceed the maximum exposure level listed in the International Commission on Non-ionizing Radiation Protection Guidelines for limiting exposure to time-varying electric and magnetic fields (1Hz - 100 kHz) (Health Physics (6):818-836; 2010), and the recommendations from the World Health Organisation's monograph Environmental Health Criteria 238, June 2007.</p>	
	<p><b>ENG – R2          Substations (Zone)</b></p>	
	<p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All performance standards in Rule ENG - R1 are complied with; and</li> <li>2. The operation, maintenance, repair and upgrade is of an existing substation (zone) where any upgrades are undertaken within existing switchyards or buildings, in any zone; or</li> <li>3. A new substation (zone) is:</li> </ol>	<p><b>Not Applicable</b></p> <p>The Waitaha Substation is an existing designated site. Proposed upgrade works will be undertaken within the designated site area.</p>

PREVIOUS WESTLAND DISTRIC PLAN STATUS	TTPP DECISIONS VERSION	
	Rule Standard / Condition	Compliance Commentary
	<div><div><div><div><div></div><div>i. Located in an Industrial zone; and</div></div><div><div></div><div>ii. The substation will be visually screened from the road and any existing residential building located adjacent to the Industrial Zone by fencing and / or landscaping.</div></div></div></div></div>	
<div>ENG – R4: The operation, maintenance, repair and upgrading of distribution lines and 110 kv Dobson Tee A line above and below ground not managed by the National Environmental Standard for Electricity Transmission Activities</div>		
	<div><div><div><div><div></div><div>Activity Status Permitted</div></div><div><div>Where:</div><div><div><div>1. All performance standards in Rule ENG - R1 are complied with; and</div><div>2. Any realignment, relocation or replacement of a network utility pole, pipe, tower and structure is within 5m of the alignment or location of the original existing pole, tower and structure;</div><div>3. A replacement pole, tower, or structure does not exceed the height of the original pole, tower, or</div></div></div></div></div></div></div>	<div><div><div><div><div></div><div>This rule is relevant to proposed upgrades to the existing transmission lines between the northern end of Waitaha Road and the existing Waitaha Substation.</div></div><div><div></div><div>In respect of this section of transmission:</div><div><div><div>1. ENG – R1 will be complied with</div><div>2. No poles are proposed to be replaced or moved.</div><div>3. N/A</div><div>4. N/A</div></div></div></div></div></div></div>



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	structure by more than 30 percent, measured from the top of the foundation;	5. The number of additional conductors will not be more than doubled
	4. Specific to distribution lines, the diameter or width of the replacement pole structures, at its widest point:	6. The footprint does not change
	i. does not exceed twice that of the replaced pole at its widest point and;	7. N/A
	ii. where a single pole is replaced with a pi pole, the width of the pi pole structure must not exceed three times that of the replaced pole at its widest point;	8. No additional towers are needed
	5. Additional conductors or lines do not increase the number of conductors or lines by more than 100 percent of the original;	9. No poles will be replaced with a tower
	6. The footprint of the structure or building does not increase by more than 30 percent of the existing building or structure, excluding any pole or pi pole structure provided above;	Conclusion: The proposed upgrades to the existing transmission lines between the northern end of Waitaha Road and the existing Waitaha Substation are a <b>Permitted Activity</b> under Rule ENG-R4
	7. The face area of a replacement panel antenna or the diameter of a replacement dish antenna does not increase by more than 20 percent;	
	8. There are no additional towers; and	

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9. A pole is not replaced with a tower.

Part 5: Rural Policy Unit Rules	ENG – R5	Renewable Electricity Generation Activity
Hydro-electric power generation activities		
The Project fell to be considered as a <b>Non-complying activity</b> in accordance with Rule 5.6.2.1.	<b>Activity Status Permitted</b>  Where:  1. Performance standards in Rule ENG - R1 are complied with;  2. The construction, operation, maintenance, repair and upgrading of small and community scale renewable electricity generation shall comply with the following standards;  i. Wind turbines do not exceed 8m in tower height;  ii. Solar panels and any land-based structure, building or impermeable surface for hydroelectricity generation must comply with the relevant performance standards in Rule R1 of the applicable zone or in the case of the: <ul style="list-style-type: none"> <li>Settlement Zone - SETZ - R2;</li> </ul>	<b>Does not comply</b>  The proposed scheme is Large Scale Renewable Electricity Generation and therefore requires resource consent as a <b>Discretionary Activity</b> under Rule ENG-R15  This is a more permissive status compared to the WDF

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	<ul style="list-style-type: none"> <li>▪ Buller Coalfield Zone -BCZ - R3;</li> <li>▪ Mineral Extraction Zone MINZ - R3;</li> </ul> <p>3. The operation, maintenance, repair and upgrading of large-scale renewable electricity generation shall comply with the relevant performance standards in Rule R1 of the applicable zone or in the case of the:</p> <ul style="list-style-type: none"> <li>▪ Settlement Zone - SETZ - R2;</li> <li>▪ Buller Coalfield Zone -BCZ - R3;</li> <li>▪ Mineral Extraction Zone MINZ - R3.</li> </ul>	
No equivalent rule	<b>ENG – R6</b> <b>Activities in and around the Significant Electricity Distribution Lines</b>	
	<b>Activity Status Permitted</b>  Where:  1. Performance standards in Rule ENG - R1 are complied with;  2. These are Energy Activities;	<b>Complies</b>  The works are Energy Activities, including Electricity Infrastructure.  Activities undertaken in and around the Project's transmission lines that are listed in Rule ENG – R6 are <b>permitted activities</b> .

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	<p>3. The following other activities are able to occur under the conductors where these are Permitted within the relevant zone and overlay:</p> <ul style="list-style-type: none"> <li>i. Fences less than 2.5m high; or</li> <li>ii. Alterations and additions to existing buildings and structures used for sensitive activities that do not involve an increase in the building envelope; or</li> <li>iii. Network Utilities within a transport corridor or any part of electricity infrastructure; or</li> <li>iv. Structures used for agricultural and horticultural activities excluding buildings for sensitive activities; and</li> </ul> <p>4. The only buildings or structures erected within 12m of any support structure are:</p> <ul style="list-style-type: none"> <li>i. Network Utilities within a transport corridor; or</li> <li>ii. Any part of electricity infrastructure; or</li> <li>iii. Fences more than 5m from the support structure and less than 2.5m in height; and</li> </ul>	

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	5. Structures and activities located near distribution lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).	
<b>Part 6: Other Activities in All Zones</b>	<b>ENG – R10</b>	<b>The construction of new distribution lines above or below ground</b>
The proposed new 66 kV transmission line and upgrade works to the existing 11kV line are <b>Permitted Activities</b> under Rule 6.2 (j).	<p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All performance standards in Rule ENG - R1 are complied with; and</li> <li>2. The line will comply with the requirements of NZECP 34: 2001;</li> <li>3. The construction or establishment of any tower, pole, mast, aerial, panel, element or dish operationally associated with electricity lines has a maximum height above ground level of 7m;</li> <li>4. The installation or modification of a sign is at a height no greater than 2m above ground level and is no</li> </ol>	<p><b>Does not comply</b></p> <ol style="list-style-type: none"> <li>1. Complies</li> <li>2. Complies</li> <li>3. Does not comply. New transmission lines between the Power Station through to SH6 will include new poles that will exceed 7m in height above ground level.</li> </ol> <p>Conclusion:</p> <p>New transmission lines between the Power Station through to SH6 is a <b>discretionary activity</b> under Rule ENG-R16.</p>

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	larger than 1m2 and is associated with an electricity network utility	
<b>ENG – R15: New and existing large scale renewable electricity generation activity not meeting Permitted Activity standards</b>		
The Project fell to be considered as a <b>Non-complying activity</b> in accordance with Rule 5.6.2.1.	<b>Activity Status Discretionary</b>	<p>The proposal is to construct, operate a new large scale hydro-electricity renewable generation facility which is a <b>discretionary activity</b> under Rule ENG-R15.</p> <p>This is a more permissive status compared to the WDP</p>
<b>ENG – R16: Construction of distribution lines above and below ground not meeting Permitted Activity Standards</b>		
	<b>Activity Status Discretionary</b>	<p>The proposed new transmission lines between the Power Station through to SH6 is a <b>discretionary activity</b> under Rule ENG-R16.</p> <p>Note: The balance of transmission lines between SH6 and the Waitaha Substation are upgrades to existing</p>

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		transmission lines that are permitted activities under ENG-R4.  <b>This is a less permissive activity status compared to the WDP</b>  <b>Additional landscape effects assessment may be warranted.</b>
Infrastructure		
	INF - R1 Maintenance, operation and repair of lawfully established buildings, structures, network utilities, renewable electricity generation activities, fence lines, drains, roads, regionally significant infrastructure and tracks within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six	
	<b>Activity Status Permitted</b>  Where:  1. Electric and Magnetic fields - An activity generating electric or magnetic fields does not exceed the maximum exposure level listed in the International Commission on Non-ionizing Radiation Protection Guidelines for limiting exposure to time-varying electric and magnetic	<b>Complies</b>  All buildings and structures associated with the Scheme located in an ONL are able to be maintained, operated and repaired as <b>a permitted activity</b> under Rule INF-R1.

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	<p>fields (1Hz - 100 kHz) (Health Physics (6):818-836; 2010), and the recommendations from the World Health Organisation's monograph Environmental Health Criteria 238, June 2007; and</p> <p>2. Radio Frequency Fields - An activity generating radio frequency fields does not result in radio frequency field levels that exceed the maximum exposure level of the general public in New Zealand Standard NZS 2772.1:1999</p> <p>Radiofrequency fields - Maximum exposure levels - 3kHz to 300 GHz.</p>	
<b>INF – R5 Navigational aids/beacons, environmental monitoring equipment and Meteorological facilities</b>		
	<p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All performance standards in Rule INF - R1 are complied with;</li> <li>2. Monitoring equipment is not more than 25m2 in area;</li> </ol>	<p><b>Complies</b></p> <p>Proposed environmental monitoring equipment and meteorological stations comply with Open Space Zone Rule OSZ-R1 and are, therefore, <b>permitted activities</b> under Rule INF-R1.</p>



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	<p>3. Monitoring equipment complies with the relevant zone performance standards in rule R1 of the applicable zone or in the case of the:</p> <ul style="list-style-type: none"> <li>▪ Settlement Zone - SETZ - R2</li> <li>▪ Buller Coalfield Zone - BCZ - R3</li> <li>▪ Mineral Extraction Zone - MINZ – R3</li> </ul>	
<b>INF – R6 Operation, maintenance, repair and extension of existing network utilities</b>		
<b>Permitted</b>	<b>Activity Status Permitted</b>	<b>Complies</b>
	<p>Where:</p> <ol style="list-style-type: none"> <li>1. All performance standards in Rule INF - R1 are complied with;</li> <li>2. The network utilities are not gas pipelines regulated under Rule INF - R3;</li> <li>3. Where any realignment, relocation or replacement of a network utility pole, tower, structure, building or minor utility structure is within 5m of the alignment or location of the original existing pole, tower, structure, building, or minor utility structure;</li> </ol>	<p>This rule is relevant to future operation, maintenance, repair and any extension of all network utilities associated with the scheme following its establishment.</p> <p>In respect of these aspects:</p> <ol style="list-style-type: none"> <li>1. INF – R1 will be complied with</li> <li>2. Complies</li> <li>3. N/A</li> <li>4. Will comply</li> </ol>

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	4. A replacement pole, tower or structure does not exceed the height of the original pole, tower, or structure by more than 30 percent, measured from the top of the foundation;	5. Will comply
	5. The diameter or width of the replacement pole does not exceed twice that of the replaced pole at its widest point, and; where a single pole is replaced with a pi pole, the width of the pi pole structure must not exceed three times that of the replaced pole at its widest point;	6. The number of additional conductors will not be more than doubled
	6. Additional conductors or lines do not increase the number of conductors or lines by more than 100 percent;	7. Will comply
	7. The building footprint or the footprint of the structure does not increase by more than 30 percent of the existing building or structure, excluding any pole or pi pole structure provided for in 4 above;	8. N/A
	8. The largest face area of a replacement panel antenna or the diameter of a replacement dish	9. Will comply - No additional towers are needed
		10. Will comply - No poles will be replaced with a tower
		Future operation, maintenance, repair and any extension of all future network utilities associated with the scheme following its establishment are <b>permitted activities</b> under Rule INF-R6.
		<b>No change in status</b>

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	<p>antenna does not increase by more than 20 percent;</p> <p>9. There are no additional towers; and</p> <p>10. A pole is not replaced with a tower.</p> <p>Advice Note: Where the activities undertaken under this rule are located within an Outstanding Natural Feature or Landscape, earthworks associated with the activity are Permitted under Rules NFL - R6 and NFL - R8.</p>	
<b>INF – R7 New Lines, Telecommunication Poles or Towers</b>		
The proposed new 66 kV transmission line and upgrade works to the existing 11kV line are <b>Permitted Activities</b> under Rule 6.2 (j).	<p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All performance standards in Rule INF - R1 are complied with;</li> <li>2. This is located in a GRUZ - General Rural Zone or INZ - Industrial Zone;</li> <li>3. Poles do not exceed a height of 25m; and</li> <li>4. Towers do not exceed a height of 15m; or</li> </ol>	<p><b>Complies</b></p> <p>For all new Transmission line infrastructure proposed for the Scheme located in the GRUZ - General Rural Zone (i.e. north of a point just south of the true left of McGregor Creek) are <b>permitted activities</b> under Rule INF – R7.</p> <p>No change – but new lines now require consent under ENG rules (see above)</p>

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	5. The activity is located below ground.	
No equivalent rule	INF – R11: Back-up Generators	
	<b>Activity Status Permitted</b>  Where: <ol style="list-style-type: none"> <li>All performance standards in Rule INF - R1 are complied with; and</li> <li>The equipment is: <ol style="list-style-type: none"> <li>being tested and maintained for a period not exceeding 48 hours in duration; or</li> <li>to provide backup electricity during routine or scheduled maintenance for a period not exceeding 48 hours; or for longer than 48 hours where that use complies with the noise limits specified between 0700 hours and 2200 hours relevant to the zone; or</li> <li>for emergency purposes only and operates for a maximum of 12 months.</li> </ol> </li> </ol>	<b>Complies</b>  The proposed operation of the back-up generator at the power station will meet Rule INF-R11 performance standards and is, therefore, a <b>permitted activity</b> .
	Natural Features and Landscapes	

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	<b>NFL - R1 Maintenance, operation and repair of lawfully established buildings, structures, network utilities, renewable electricity generation activities, fence lines, drains, roads, regionally significant infrastructure and tracks within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six</b>	
No equivalent rules (no ONLs identified)	<b>Activity Status Permitted</b>	<b>Complies</b>  Conclusion: Future maintenance, operation and repair of Scheme infrastructure located in an ONL is a <b>Permitted Activity</b>
	<b>NFL - R3: Repair, maintenance and upgrading of natural hazard mitigation structures including earthworks in an Outstanding Natural Landscape described in Schedule Five.</b>	
No equivalent rules (no ONLs identified)	<b>Activity Status Permitted</b>	<b>Complies</b>  Conclusion: Maintenance, operation and repair of natural hazard mitigation structures as part of the proposed activity is a <b>Permitted Activity</b>

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	<b>NFL – R5: Additions or alterations to buildings and structures, including minor upgrades to Renewable Electricity Generation Activities and Network Utility Infrastructure within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six</b>	
No equivalent rules (no ONLs identified)	<p>Activity Status Permitted</p> <ol style="list-style-type: none"> <li>1. This is minor upgrade of infrastructure undertaken by a Network Utility Operator or Renewable Electricity Generation Activity; or</li> <li>2. For all other activities: <ol style="list-style-type: none"> <li>i. The maximum height of any addition or alteration is 5m above ground level; and</li> <li>ii. The maximum area of any addition is no greater than 50m<sup>2</sup>, or 10% of the total floor area, whichever is the greater.</li> </ol> </li> </ol>	<p><b>Complies</b></p> <p>For context, Minor Upgrading means: increasing the carrying capacity, efficiency, security, or safety of a network utility, or renewable electricity generation activity where the effects of the activity are the same or similar in character, intensity and scale as the existing structure or activity. This includes increasing generation, transmission or distribution capacity and includes replacing support structures within the footprint of existing lawfully established activities.</p> <p>In light of this definition, this rule is relevant to the following:</p> <ol style="list-style-type: none"> <li>1. The proposed upgrading of existing transmission line infrastructure (e.g. parts of the transmission line located in ONL20 between the northern end of Waitaha Road and the existing Waitaha Substation). These activities</li> </ol>

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		<p>are considered to have similar scale of effects to the existing infrastructure and will be permitted by Rule NFL-R5; and</p> <p>2. Future additions or alterations to any consented Scheme buildings and structures, including minor upgrades, located in ONL18, ONL22 or ONL20 where, again, these activities will be permitted by Rule NFL-R5.</p>
<b>NFL – R6: Earthworks within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six</b>		
No equivalent rules (no ONLs identified)	<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All performance standards for Earthworks Rule EW - R1 are complied with; and</li> <li>2. This is ancillary to: <ol style="list-style-type: none"> <li>i. An infrastructure activity undertaken by a network utility operator; or</li> <li>ii. Additions or alterations to a building or structure, including minor upgrades of renewable electricity</li> </ol> </li> </ol>	<p><b>Construction earthworks do not comply</b></p> <p>For the Scheme's construction, although the earthworks proposed in ONL18 and ONL22 are ancillary to an "infrastructure activity", they do not meet some of the performance standards for Earthworks Rule EW – R1.</p> <p>Conclusion:</p> <p>Earthworks proposed in ONL18 and ONL22 associated with the Scheme's construction is a</p>

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	<p>generation and network utility infrastructure provided for in Rule NFL - R5;</p> <p>3. For other earthworks, the following standards are complied with:</p> <p>i. The cut height or fill depth does not exceed one metre vertically; and</p> <p>ii. No more than 500m<sup>3</sup> of earthworks are undertaken per 12 month period per site or per 4 hectares, whichever is the greater.</p>	<b>Restricted Discretionary Activity</b> under NFL-R10 (see below)
<b>NFL – R8: Erection of a building or structure not otherwise provided for as a Permitted Activity within an Outstanding Natural Landscape described in Schedule Five</b>		
No equivalent rules (no ONLs identified)	<p>Activity Status Permitted</p> <p>Where the structure is:</p> <p>1. A fence; or</p> <p>2. Associated with water reticulation including tanks, pipes and water troughs; or</p> <p>3. For parks facilities or parks furniture in any Open Space Zone; or</p>	<p><b>Security fencing and water reticulation tanks and pipes associated with the Scheme</b></p> <p>Where these structures are located in an ONL, they will be <b>Permitted Activities</b>.</p> <p><b>Transmission Lines</b></p> <p>Rule INF - R7 permits new lines, telecommunication poles or towers where these are located in a GRUZ - General Rural Zone or INZ - Industrial Zone. In this</p>



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	<p>4. For a network utility (including customer connections) in accordance with the Permitted Activity standards for Infrastructure in Rule INF - R7 and for energy network utilities Rule ENG - R4, underground lines or small network utility structures not exceeding 3m in height and 5m<sup>2</sup> in area; or</p> <p>5. For a single small-scale renewable electricity generation activity per allotment, where</p> <p>i. The maximum height is 5m above ground level;</p> <p>ii. The gross floor area of any building does not exceed 100m<sup>2</sup>; or</p> <p>6. For agricultural, pastoral and horticultural activities and mahinga kai activities or any accessory building where:</p> <p>i. The maximum height is 3m above ground level; and</p> <p>ii. The gross floor area of any building does not exceed 100m<sup>2</sup>; or</p> <p>7. A bridge constructed as part of a Temporary Training Activity.</p>	<p>instance, there are limited parts of the proposed new lines/poles that are both in ONL22 and in the Rural Zone (limited to a short section near the McGregor Creek / Waitaha River confluence). A full assessment of this rule set out above confirms that the new transmission lines within are permitted activities. On this basis:</p> <ul style="list-style-type: none"> <li>For the section of new transmission line infrastructure proposed just south of the McGregor Creek / Waitaha River confluence, located in the GRUZ - General Rural Zone and within ONL22, these are <b>permitted activities</b> under Rules INF – R7 and NFL-R8 (4).</li> </ul> <p>ENG - R4 also permits the operation, maintenance, repair and upgrading of distribution lines where various performance standards are met. A full assessment of this rule set out above confirms that the upgrades to existing transmission lines within ONL20 are permitted activities. On this basis:</p> <ul style="list-style-type: none"> <li>Where it is proposed to upgrade the existing transmission lines located in ONL20 between the northern end of Waitaha Road and the</li> </ul>

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		existing Waitaha Substation, these activities are also permitted activity under Rule NFL-R8 (4).
<b>NFL – R9: Natural Hazard Mitigation Structures in an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature in Schedule Six including Earthworks not meeting Rule NFL - R3</b>		
No equivalent rules (no ONLs identified)	<b>Activity Status Restricted Discretionary</b>  Where:  1. Any Outstanding Natural Landscape identified in Schedule Five or Outstanding Natural Feature identified in Schedule Six and the values which make it Outstanding are protected.	<b>Complies</b>  On the basis that the Landscape Assessment concludes that, with the Scheme's structures in place, the area will retain ONL status, the proposed natural hazard mitigation structures associated with the scheme are <b>permitted activities</b> under Rule NFL-R9.
<b>NFL – R10: Earthworks within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six not meeting Rule NFL - R6</b>		
No equivalent rules (no ONLs identified)	<b>Activity Status Restricted Discretionary</b>  Where:  1. These are for:	<b>Complies</b>  Earthworks as part of the scheme are required for,

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	<ul style="list-style-type: none"> <li>i. Walking/cycling tracks; or</li> <li>ii. Roads, farm tracks or fences; or</li> <li>iii. Installation of network utility infrastructure; or</li> <li>iv. Installation, upgrade, maintenance, operation and repair of a renewable electricity generation activity; or</li> <li>v. Establishment of a building platform and access to a building site in an approved subdivision or for a residential building where there is no existing residential building on the property; or</li> <li>vi. Protection of regionally significant infrastructure from natural hazards.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Installation of network utility infrastructure (iii);</li> <li>▪ Installation, upgrade, maintenance, operation and repair of a renewable electricity generation activity (iv); and</li> <li>▪ protection of regionally significant infrastructure from natural hazards (vi)</li> </ul> <p>The proposed earthworks within an ONL are a <b>Restricted Discretionary Activity</b> under Rule NFL-R10</p>
	<b>NFL – R13: Buildings or Structures and associated Earthworks within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six not meeting Permitted Activity rules.</b>	
	<b>Activity Status Restricted Discretionary</b>  Where:	<b>Complies</b>  Buildings, structures and earthworks required in an ONL as part of the scheme are required for,

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	<ol style="list-style-type: none"> <li>1. This is an addition to an existing building or a building accessory to an existing building; or</li> <li>2. The building is identified on an approved subdivision plan for the site or for a residential building where there is no existing residential building on the property; or</li> <li>3. This is required for: <ol style="list-style-type: none"> <li>i. A network utility;</li> <li>ii. A renewable electricity generation activity;</li> <li>iii. An agricultural pastoral or horticultural activity;</li> <li>iv. A conservation activity; or</li> <li>v. A recreational activity in an Open Space Zone.</li> </ol> </li> </ol>	<ul style="list-style-type: none"> <li>▪ Installation of network utility infrastructure (3(i)); and</li> <li>▪ A renewable electricity generation activity (3(ii))</li> </ul> <p>The proposed buildings, structures and earthworks within an ONL are therefore a <b>Restricted Discretionary Activity</b> under Rule NFL-R13</p>
Earthworks		
EW - R1 Earthworks General Standards		
	All Permitted activities must comply with the following relevant standards.	<p>Does not comply</p> <p>Proposed earthworks associated with constructing the Scheme will achieve compliance with standards</p>

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	<p>1. Earthworks must not exceed a maximum depth or height above ground level of 1.5m measured vertically within 1.5m of a boundary except where these are undertaken by a network utility operator for the purpose of:</p> <ul style="list-style-type: none"> <li>i. Pole foundations;</li> <li>ii. Backfilled trenches; or</li> <li>iii. Installation of services by trenchless methods such as directional drilling;</li> <li>iv. Installation of underground equipment as part of the electricity supply or distribution network;</li> <li>v. Achieving safe separation between conductors and the ground;</li> <li>vi. Stockpiles required for network utility or regionally significant infrastructure maintenance, operation, repair, upgrade, or installation of new network utilities;</li> </ul> <p>2. All imported fill must consist of cleanfill material;</p> <p>3. Erosion and sediment control measures must be designed, installed and maintained until earthworks</p>	<p>2 -8, but because earthworks, including those associated with stockpiles, spoil disposal, land-based gravel extraction, development of access roads, power station area and intake site, where cut heights, stockpiling heights are greater than 1.5m and/or depth, compliance with standard 1 is not achieved.</p> <p>Proposed construction earthworks are, therefore, a <b>Restricted Discretionary Activity</b> under EW-R7.</p> <p>Any earthworks associated with constructing the transmission lines or associated with maintaining the consented Scheme will be permitted activities under EW-R1.</p>

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	<p>are completed to avoid sediment run-off from earthworks activities entering a Council reticulated network or into waterbodies;</p> <p>4. No diversion of stormwater and overland flow shall occur beyond the site boundary and water must not be diverted to adjacent properties or the road;</p> <p>5. Any earthworks within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP 34:2001);</p> <p>6. No earthworks are to be undertaken on or within 10m of any public natural hazard mitigation structure unless the written approval has been obtained from the relevant local government agency;</p> <p>7. In the event of discovery of any sensitive or archaeological material that the Accidental Discovery Protocol outlined in Appendix Four must be followed; and</p> <p>8. Rule EW - R1 does not apply to earthworks associated with mineral extraction, mineral exploration, or mineral prospecting.</p>	

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EW – R2 Earthworks -All Zones		
	<p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All standards in Rule EW - R1 are complied with; and</li> <li>2. These earthworks are: <ol style="list-style-type: none"> <li>i. Associated with the construction of an approved building platform and access; or</li> <li>ii. Associated with an approved subdivision consent; or</li> <li>iii. Associated with an approved well or bore; or</li> <li>iv. Required for repair, maintenance, operation, upgrading and establishment of a network utility or regionally significant infrastructure and may include stockpiles; or</li> <li>v. Earthworks associated with installation of swimming pools; or</li> <li>vi. For interments in a cemetery or urupā;</li> </ol> </li> </ol>	<p><b>Does not comply</b></p> <p>Although the proposed earthworks falls under standard 2(iv), as noted above, because earthworks, including those associated with stockpiles, spoil disposal, land-based gravel extraction, development of access roads, power station area and intake site do not comply with standard 1 of EW -R1, they also do not comply with Rule EW-R2 (1).</p> <p>Proposed construction earthworks are, therefore, a <b>Restricted Discretionary Activity</b> under EW-R7.</p> <p>Any earthworks associated with constructing the transmission lines or associated with maintaining the consented Scheme will be permitted activities under EW-R2.</p>


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	<p>vii. For natural hazard mitigation structures constructed by a statutory agency or authorised contractor acting on its behalf; or</p> <p>viii. Test pits for geotechnical or contaminated land assessment where the land is reinstated within 48 hours.</p> <p>3. Rule EW - R2 does not apply to earthworks associated with mineral extraction, mineral exploration, or mineral prospecting.</p>	
	<p><b>EW – R3 Earthworks in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, any INZ - Industrial Zone, FUZ - Future Urban Zone, AIRPZ - Airport Zone, any OSRZ - Open Space and Recreation Zone and the MPZ - Māori Purpose Zone</b></p>	
	<p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>All standards in Rule EW - R1 are complied with; and</li> <li>These are ancillary earthworks for:</li> </ol>	<p><b>Does not comply</b></p> <p>Although the proposed earthworks falls under standard 4, as noted above, because earthworks, including those associated with stockpiles, spoil disposal, land-based gravel extraction, development of access roads, power station area and intake site do not comply with standard 1 of EW -R1, they also do not comply with Rule EW-R3 (1).</p>



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	<p>3. A Permitted Activity, except that in the Rural Lifestyle Zone a maximum of 500m<sup>2</sup>/site of land is disturbed in any 12 month period; or</p> <p>4. An Energy Activity, Regionally Significant Infrastructure, a Network Utility Operation or Transport Activity.</p> <p>5. Where the earthworks are undertaken within an Overlay Chapter area these earthworks meet the Permitted Activity standards for the relevant Overlay Chapter;</p> <p>6. In the Natural Open Space Zone a maximum of 250m<sup>2</sup> per site of land is disturbed in any 12 month period and a maximum of 250m<sup>3</sup> of material is transported off site in any 12 month period, and there is a maximum 1m change of existing ground level; and</p> <p>7. Rule EW - R3 does not apply to earthworks associated with mineral extraction, mineral exploration, or mineral prospecting.</p>	<p>Proposed construction earthworks are, therefore, a <b>Restricted Discretionary Activity</b> under EW-R7.</p> <p>There are also no earthworks that are a permitted activity within an ONL (EW-R3 (5)).</p>
EW – R7 Earthworks in any Zone not meeting Permitted Activity standards		

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	<b>Activity Status Restricted Discretionary</b>	Proposed construction earthworks are, therefore, a <b>Restricted Discretionary Activity</b> under EW-R7.
<b>Natural Hazards</b>		
<b>NH – R4 New Natural Hazard Mitigation Structure and Repairs, Maintenance and Operation of any Minor Upgrades to or Demolition of Existing Natural Hazard Mitigation Structures or not meeting Permitted Activity Standards</b>		
	<b>Activity Status Restricted Discretionary</b>  Where:  1. The structure is constructed by a Statutory Agency or their nominated authorised contractor acting on its behalf;  2. There is no reduction in public access;  3. It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided	Natural hazard mitigation structures associated with the proposal (power station flood protection wall) will not be constructed by a Statutory Agency (Note: Westpower is a network utility operator - not a “Statutory Agency” with respect to renewable generation activities).  Proposed new natural hazard mitigation structures associated with the proposal are, therefore, a <b>Discretionary Activity</b> under NH-R8 (below).

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	to the relevant District Council 10 working days prior to works commencing.	
	<b>NH – R8 Repairs, Maintenance, Upgrade to Existing Natural Hazard Mitigation Structures and New Natural Hazard Mitigation Structures not meeting Restricted Discretionary Activity Standards</b>	
	<p><b>Activity Status Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The structure is constructed by a Statutory Agency or their nominated authorised contractor acting on its behalf;</li> <li>2. There is no reduction in public access;</li> <li>3. It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided to the relevant District Council 10 working days prior to works commencing.</li> </ol>	<p>The proposed natural hazard mitigation structures do not meet the requirements of NH-R4, accordingly the construction, repair and maintenance of natural hazard mitigation structures is a <b>Discretionary Activity</b> under Rule NH-R8</p>

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<p align="center"><b>Notable Trees</b></p> <p>The Plan schedules a copse of notable trees (Tree57) along the Waitaha Valley Road at the intersection with Douglas Road. The copse of trees is on the eastern side of the Waitaha Valley Road and the proposed transmission line, to the Waitaha Substation, is to be located on the western side of Waitaha Valley Road.</p>		
		
Not Applicable	<p><b>TREE – R2: Trimming and Maintenance of a Notable Tree identified in Schedule Two and</b></p> <p><b>TREE – R3: Root Pruning within the Root Protection Area of a Notable Tree identified in Schedule Two</b></p>	
N/A	Activity Status Permitted	N/A – works associated with constructing the new transmission lines along Waitaha Road will avoid Tree 57.
<p align="center"><b>Noise</b></p>		

PREVIOUS WESTLAND DISTRICT PLAN STATUS	TTPP DECISIONS VERSION	
	Rule Standard / Condition	Compliance Commentary
Noise – R1: General Standards		
	<p><b>All activities must comply with the following relevant standards.</b></p> <ol style="list-style-type: none"> <li>Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard NZS 6801:2008 Acoustics - Measurement of environmental sound and the New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise except where more specific requirements apply.</li> <li>The noise from any construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics – Construction noise. Construction work is defined in New Zealand Standard NZS 6803:1999 Acoustics – Construction noise.</li> <li>Noise from aerodromes, airfields or airports not subject to NOISE - R10 must be measured and assessed in accordance with New Zealand Standard NZS 6805:1992 Airport Noise Management and Land Use Planning.</li> </ol>	<p><b>Complies</b></p> <p>Of particular note:</p> <ul style="list-style-type: none"> <li>Operational noise will be managed and in accordance with Standard 1</li> <li>Construction activities will be undertaken and managed in accordance with Standard 2</li> <li>Helicopter noise during construction and operation will be managed in accordance with Standard 6</li> <li>Blasting during tunnel construction will be controlled to achieve the following limits set out in Australian Standard AS 2187.2-2006 “Explosives-Storage and use, Part 2: Use of explosives” (specifically Appendix J) when measured at the notional boundary of any rural dwelling</li> </ul>

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	<p>4. Noise from new or altered roads must be measured and assessed in accordance with New Zealand Standard NZS 6806:2010 Acoustics - Road-traffic noise - New and altered roads.</p> <p>5. Noise from wind turbines must be measured and assessed in accordance with NZS 6808: 2010 Acoustics Wind Farm Noise.</p> <p>6. Noise from Helicopter Landing areas must be measured and assessed in accordance with and comply with the noise standards and limits of NZS 6807: 1994 Noise Management and Land Use Planning for Helicopter Landing Area.</p> <p>7. Noise from port activities must be managed in accordance with the noise standards and limits, control boundaries and methods of measurement as outlined in NZS 6809:1999 Acoustics Port Noise Management and Land Use Planning.</p>	
	<b>Noise – R5: Emission of noise for activities not provided for by NOISE - R2, NOISE - R4, NOISE - R6 and NOISE - R7</b>	
Table 5.7 (d) of WDP: Noise:	Activity Status Permitted	Assessment:

PREVIOUS WESTLAND DISTRIC PLAN STATUS	TTPP DECISIONS VERSION																		
	Rule Standard / Condition	Compliance Commentary																	
<ul style="list-style-type: none"><li>0700-2100 hrs Mon-Fri = 55 dBA (within the notional boundary)</li><li>0700-1800 hrs Saturday = 55 dBA (within the notional boundary)</li><li>All other times including Public Holidays = 45 dBA (within the notional boundary)</li></ul> <p>Noise Report confirmed compliance with above WDP noise limits but recommended proffering the PTTTP noise limits which, at that time were as follows:</p> <p><b>1. Noise limit at any point at any point within the notional boundary of a any sensitive activity within any site receiving noise</b></p>	<p>Where:</p> <p><b>1. Noise from any activity shall not exceed the following noise limits at any point at or within the boundary of any site within any of the following zones:</b></p> <table><tr><th>Zone</th><th colspan="3">Maximum Noise Limit</th></tr><tr><td></td><td>Daytime (Monday–Friday) 7:00am-10:00pm</td><td>Saturday, Sundays and Public Holidays 7:00 am – 10:00pm</td><td>Night-time 10:00pm-7:00am</td></tr><tr><td>GRUZ General Rural Zone  OSZ Open Space Zone</td><td>55 dB LAeq</td><td>50 dB LAeq</td><td>45 dB LAeq  70 dB LAFmax</td></tr></table> <p><b>Activity Status Permitted</b></p> <p>Where:</p> <p><b>2. Noise from any activity shall not exceed the following noise limits at any point at the notional boundary of any site within any of the following zones:</b></p> <table><tr><th>Zone</th><th>Maximum Noise Limit</th></tr><tr><td></td><td></td></tr></table>	Zone	Maximum Noise Limit				Daytime (Monday–Friday) 7:00am-10:00pm	Saturday, Sundays and Public Holidays 7:00 am – 10:00pm	Night-time 10:00pm-7:00am	GRUZ General Rural Zone  OSZ Open Space Zone	55 dB LAeq	50 dB LAeq	45 dB LAeq  70 dB LAFmax	Zone	Maximum Noise Limit			<p>Changes between the applicable permitted noise limits in the TTPP (Decisions Version) those within the notified version include:</p> <ul style="list-style-type: none"><li>The inclusion of an additional noise standard that sets maximum noise limits measured at the boundary of any site. In terms of the nearest boundary relevant to this standard, this would be the southern McLean Farm boundary and represents the most stringent compliance requirement for noise. Marshall Day has checked and confirmed compliance will be achieved.</li><li>The daytime weekend and public holidays national boundary noise limit in the TTPP (Decisions Version) is 5 bD lower than the notified version. Marshall Day has checked and confirmed compliance will be achieved.</li></ul>	
Zone	Maximum Noise Limit																		
	Daytime (Monday–Friday) 7:00am-10:00pm	Saturday, Sundays and Public Holidays 7:00 am – 10:00pm	Night-time 10:00pm-7:00am																
GRUZ General Rural Zone  OSZ Open Space Zone	55 dB LAeq	50 dB LAeq	45 dB LAeq  70 dB LAFmax																
Zone	Maximum Noise Limit																		
<table><tr><th>Times</th><th>Limit</th></tr><tr><td>7am to 10pm Monday to Friday</td><td rowspan="2">55 dB LAeq (15 min)</td></tr><tr><td>8am to 8pm weekends and public holidays</td></tr><tr><td>10pm to 7am Monday to Friday</td><td rowspan="2">45 dB LAeq (15 min)</td></tr><tr><td>8pm to 8am weekends and public holidays</td></tr></table>	Times	Limit	7am to 10pm Monday to Friday	55 dB LAeq (15 min)	8am to 8pm weekends and public holidays	10pm to 7am Monday to Friday	45 dB LAeq (15 min)	8pm to 8am weekends and public holidays											
Times	Limit																		
7am to 10pm Monday to Friday	55 dB LAeq (15 min)																		
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8pm to 8am weekends and public holidays																			

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10pm to 7am all days	75 dB L <sub>AFmax</sub>
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	Daytime (Monday– Friday) 7:00am- 10:00pm	Saturday, Sundays and Public Holidays 7:00 am – 10:00pm	Night-time 10:00pm- 7:00am
GRUZ General Rural Zone	55 dB LAeq	50 dB LAeq	45 dB LAeq  70 dB LAFmax

Light

LIGHT – R1: All Zones: General Permitted Activity Standards

All activities must comply with the following relevant standards.

- Lighting limits must be measured and assessed in accordance with AS/NZS 4282 Control of the Obtrusive Effects of Outdoor Lighting.
- For measurement of light levels in NOSZ - Natural Open Space Zone, SETZ - PREC 3 - Settlement Zone - Coastal Settlement Precinct, and in All Zones where the site falls within the Outstanding Coastal

Complies

Of particular note:

- Lighting limits will be measured and assessed in accordance with the standard.
- There will be no lighting in any of these zones, precincts or overlays.
- Any lighting will be directed as required by this standard.



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	<p>Natural Character Overlay, the calculation plane shall be taken at the property boundary.</p> <p>3. All exterior lighting shall be directed towards the area within the site that is intended to be illuminated.</p>	
<b>LIGHT – R3: Artificial Outdoor Lighting in all RESZ - Residential Zones, all SETZ - Settlement Zone except the SETZ - PREC 3 - Coastal Settlement Precinct, NCZ Neighbourhood Centre Zone, OSZ - Open Space Zone, and SARZ - Sport and Recreation Zone</b>		
	<p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>Outdoor artificial lighting must not exceed the following vertical light levels:</li> <li>7.00am – 10.00pm: 10 Lux; and</li> <li>10.00pm – 7.00am: 2 Lux.</li> </ol>	<p><b>Will comply</b></p> <p>The construction and operation of the scheme will occur within the open space zone.</p> <p>All lighting will be controlled to ensure potential effects on the environment, and in particular, effects on bats, terrestrial invertebrates and other indigenous fauna are minimised.</p> <p>Lighting will not exceed the permitted lux limits</p>
<b>Transport</b>		

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	Rule Standard / Condition	Compliance Commentary
<b>Access</b>	<b>LRN – R1: Establishment of accessways, vehicle crossings, parking spaces, loading spaces, queuing and standing spaces</b>	
The proposed new vehicle crossing is a <b>Restricted Discretionary</b> activity under Rule 8.9.3 of the WDP	<p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>Vehicle crossings and access way standards - TRN Tables 1 - 4, Standards TRN S1 - S3, and TRN Figure 1-5 are complied with;</li> <li>Parking, loading, queuing and standing standards - TRN Tables 5 - 6, Standards TRN S4 - S6 and TRN S12 and TRN Figures 6 and 7 are complied with;</li> <li>Manoeuvring standards TRN S7 - S11 are complied with;</li> <li>Where an impermeable carparking area greater than 1000m<sup>2</sup> in area is provided, stormwater treatment is provided; and</li> <li>Formation standards TRN S12 and TRN S13 are complied with.</li> </ol>	<p><b>New Accessway / Vehicle Crossing does not comply</b></p> <p>No new access to the state highway is proposed (TRN – Table 1) – complies</p> <p>Proposed new access is on a short section of Andersons Road (side road) to the west of Waitaha Valley Road. Vehicle speed environment is 100km/hr</p> <p><b>New access to McLeans Farm:</b> Complies with TRN-Table 2</p> <p><u>Operation</u> (&lt;50 equivalent car movements per day (ecm/d))</p> <ul style="list-style-type: none"> <li>Would achieve 160m sight distance either side (noting its location and local road layout, ie to the east being 60-70m to a right angle intersection at the end of Waitaha Valley Road (TRN –Table 2)</li> </ul>

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		<ul style="list-style-type: none"> <li>• Would also achieve 10m minimum spacing to other accessways on Andersons Road (TRN-Table2)</li> <li>• Combined width of accessways to the site would not exceed 50% of the road boundary (TRN-Table2)</li> </ul> <p><u>Construction</u> – 50-100 ecm/d Complies with TRN-Table 3</p> <ul style="list-style-type: none"> <li>▪ There will be more than 1 heavy/slow/long vehicle per week for periods of time during construction</li> <li>▪ At the posted 100km/hr speed and as a Side Road it would achieve approx. 60m to the centre line with Waitaha Valley Road (TRN-Table 3(m))</li> </ul> <p><u>Access Standards for Sealed Roads</u> <b>Does not comply</b> with TRN –Table 4</p> <ul style="list-style-type: none"> <li>▪ New entrance design will not be in accord with Diagram D (TRN-Fig 2) (ie new entranceway specifically designed by a suitable qualified person with experience in roading design to</li> </ul>

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		<p>provide suitable tracking curves for vehicles entering and exiting the site).</p> <p><u>Requirements for driveways (TRN-S3)</u> N/A</p> <ul style="list-style-type: none"> <li>▪ Proposal is not a driveway serving multiple lots.</li> </ul> <p><u>Onsite Parking, loading, queuing, standing and manoeuvring (TRN-Tables 5-6, TRN-S4-12, TRN-Fig 6-7):</u> N/A</p> <ul style="list-style-type: none"> <li>▪ These standards are not logically applicable to the proposal which comprises an industrial scale power station site, inclusive of on-site parking for staff and maintenance workers, which does not front, and is some distance from, a legal road.</li> </ul> <p><u>Formation Standards (TRN-S12) &amp; Stormwater:</u> Complies</p> <ul style="list-style-type: none"> <li>▪ Standard use of the site will not require more than 4 on-site parking spaces, although there may be more vehicles on site from time to time for maintenance and upgrade purposes.</li> </ul>

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		<ul style="list-style-type: none"> <li>Any parking or vehicle maneuvering areas will be metalled.</li> <li>Stormwater from parking and maneuvering areas will be managed in accordance with regional requirements</li> </ul> <p>Overall, the proposed new access way does not comply with relevant design standards is a <b>Restricted Discretionary Activity</b> under Rule TRN – R8</p>
TRN – R6: Trip Generation Activities		
<b>Permitted</b>	<b>Activity Status Permitted</b>	<b>Will comply</b>
Complied with Table 8.9.2 - Vehicle Generation Thresholds (ecm/d)	<p>Where:</p> <ol style="list-style-type: none"> <li>The High Trip Generating Activities Thresholds in TRN Table 7 are complied with.</li> </ol>	<p>SH6 is an arterial (TRN-S15)</p> <p>Waitaha Rd is a local road (TRN-S15)</p> <p>Andersons Road is a local road (TRN-S15)</p> <p>Site generation;</p> <ul style="list-style-type: none"> <li>during the construction phase = 50-100 ecm/d.</li> <li>during the operational phase = less than 50 ecm/d.</li> </ul>

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		<p>A traffic assessment (TRN-S14) is, therefore, not required (TRN-Table 7).</p> <p>No Change in overall status</p>
TRN – R8: Establishment of accessways, vehicle crossings, parking spaces, loading spaces, queuing and standing spaces not meeting Permitted Activity standards		
The proposed new vehicle crossing is a <b>Restricted Discretionary</b> activity under Rule 8.9.3 of the WDP	<b>Activity Status Restricted Discretionary</b>	<p>The proposed new access way off Anderson Road into McLean Farm is a <b>Restricted Discretionary Activity</b> under Rule TRN – R8</p> <p>No Change in overall status</p>
TRN – R16: Any Transportation Activity no provided for in another rule		
<b>Permitted</b>	<b>Activity Status Discretionary</b>	<p>The proposal also includes upgrades and construction of new passing bays along Waitaha Valley Road, including potential maintenance and repairs to Waitaha road following construction activities. None of these activities are provided for in the TRN rules, therefore they are <b>Discretionary Activities</b> under TRN -R16</p>

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This is a new reason for consent

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