

## Overview

The focus of this chapter is on energy generation. Also see the [national electricity and gas transmission chapter](#) for activities undertaken near transmission structures and the [network utilities chapter](#) for activities undertaken by network utility operators. Energy is essential to the efficient functioning of our communities and economy and energy demand is growing. Oil and petrol fuel our vehicles and electricity heats and lights our homes and workplaces. Renewable energy generation is becoming increasingly important as a way of meeting future demand in an environmentally sustainable manner. The benefits of using renewable sources of energy is a matter that particular regard must be given too under section 7 of the Resource Management Act 1991, along with energy efficiency and climate change.

The Act defines renewable energy as energy produced from solar, wind, hydro, geothermal, biomass, tidal, wave, and ocean current sources. The government's target is for 90% of New Zealand's electricity generation to be from renewable energy resources by 2025. To achieve this, the government has put in place a National Policy Statement for Renewable Electricity Generation (NPSREG). This plan must give effect to the NPSREG. In order to meet the government's target it will be necessary to increase the output capacity of renewable electricity generation through the development of new renewable energy generation activities along with the protection of output from existing activities.

In Waitomo district, the most probable forms of energy are based on renewable sources. There are a number of existing hydro generation schemes and there is the potential for similar schemes to develop in the future. The western hills are a recognised wind resource and over time wind farms may develop in this area. As well as large scale energy projects, it is likely that more people and businesses will develop generation sources using wind or solar power. This could be on site at an individual/household scale or a community scale. Given the relative isolation of some parts of the district and the dependency on distribution networks, there are significant benefits in terms of cost and security of supply, for people to generate energy on-site. Other forms of fuel energy, such as biofuels and waste to energy plants, also have the potential to contribute to meeting future energy demands.

The location of renewable energy generation facilities is often driven by their functional and operational need to access natural resources. Often, these locations have other values associated with them such as important natural features and landscapes, coastal environment values and significant natural areas. Where possible a balance is required to ensure renewable energy generation facilities can locate where resources are, providing these values are not unduly compromised. In some cases, applying a balancing approach is not appropriate because the values of the identified overlay, scheduled site or feature are so significant. For this reason, the development of new large scale wind farms, solar power generation farms and hydro generation has been listed as a prohibited activity within identified outstanding natural features and areas of outstanding natural character. Additionally, it is not appropriate for safety reasons, for any structure that does not comply with the flightpath height restrictions for the Te Kūiti Aerodrome to be constructed. For this reason, this activity has also been listed as a prohibited activity.

Renewable energy generation facilities are often seen as a change to amenity that some people embrace - while others do not. The provisions in this chapter seek to manage these effects through controlling the location, scale and noise levels, whilst recognising visual amenity values may change over time.

This plan also provides for the efficient operation, management and upgrading of four hydro generation facilities in the district. The four facilities are Wairere Hydro Power Station, Mokaiti Hydro Power Station, Speedies Road Hydro Power Station and Boulder Creek Road Hydro Power Station. All of these facilities are located in the rural production zone and generate over 1MW of electricity and as such, are recognised as being regionally significant infrastructure. In the main, the rules for these facilities are located within this chapter. Depending on the type of activity and the characteristics of the site, other chapters in the plan may be relevant such as subdivision, financial contributions and natural hazards. A plan change to include new major energy infrastructure as a rural production zone is an option for energy companies and/or developers to consider.

## Objectives

*Refer also to the relevant objectives in Part 2 District-Wide Matters and Part 3 Area Specific Matters*

**ENGY-01.** Increase the security of energy supply to communities within Waitomo district by:

1. Enabling electricity generation of an appropriate type, scale and location; and
2. Recognising the contribution of existing and future electricity transmission and electricity generation activities.

**ENGY 02.** Recognise and provide for the national significance of renewable electricity generation activities by:

1. Enabling the increased use of energy generated from renewable sources, where the development is of an appropriate scale, type and location; and
2. Considering the benefits of renewable energy in reducing the effects of climate change; and
3. Avoiding new generation from non-renewable sources unless it is required at the time of an emergency; and
4. Acknowledging the locational constraints of renewable electricity generation activities.

**ENGY-03.** Encourage the efficiency of the end use of energy by:

1. Providing for a range of on-site options; and
2. Enabling a range of other options of an appropriate type, scale and location.

**ENGY-04.** Ensure the adverse effects of the existing hydro generation facilities located within the rural production zone are internalised, or avoided, remedied or mitigated as far as practicable.

- ENGY-05.** Provide for authorised activities in the rural production zone including opportunities for their growth and expansion to meet future demands, while managing the adverse effects on the environment.

## Policies

*Refer also to the relevant policies in Part 2 District-Wide Matters and Part 3 Area Specific Matters*

- ENGY-P1.** Recognise the local, regional and national benefits of renewable energy generation activities, including:
1. Contributing to government energy policy objectives and renewable energy targets; and
  2. Reducing greenhouse gas emissions; and
  3. Increasing security of supply; and
  4. Increasing energy independence; and
  5. Providing economic benefits for the region and district; and
  6. Any other benefits including increasing efficiency and reducing transmission losses.
- ENGY-P2.** Enable the ongoing operation, maintenance, repair and minor upgrade of existing hydro generation activities in the district, providing significant adverse effects on the environment are managed.
- ENGY-P3.** In all zones, recognise the efficiency benefits from on-site generation by providing for small scale on-site renewable energy technology as long as effects on anticipated levels of amenity, particularly visual amenity values, and on the values of overlays and scheduled sites and features are appropriately protected or managed.
- ENGY-P4.** Recognise that in some zones, activities have higher on-site energy demands and a greater capacity to absorb changes in amenity. In these locations provide for an increased scale of on-site generation as long as effects on anticipated levels of amenity, particularly visual amenity values, are not unduly compromised and the values of overlays, scheduled sites and features are appropriately protected or managed.
- ENGY-P5.** Recognise the potential for community scale renewable energy generation in the district where the energy generated is shared with other consumers. For any application:
1. Recognise benefits may offset the anticipated change in amenity, providing effects on anticipated levels of amenity, particularly visual amenity values, and effects on the values of overlays, scheduled sites and features are appropriately protected or managed; and
  2. Avoid locating community scale renewable energy generation in outstanding natural features, areas of outstanding natural character, the site or surroundings of a heritage building or structure, sites or areas of significance to Māori and significant archaeological sites.
- ENGY-P6.** Recognise that increased levels of renewable electricity generation facilities may, depending on the type of generation and the values of the site and its surroundings, alter existing visual amenity values. The capacity for change is reduced where a site is located within or adjoining a landscape, overlay,

scheduled site or feature. In these circumstances, the degree of change may not be acceptable.

**ENGY-P7.** The degree of effects from other aspects of increased levels of renewable electricity generation, including actual and potential effects on health and safety and construction effects, as well as the potential for reverse sensitivity effects, should be internalised within the site as far as practical.

**ENGY-P8.** The flightpath height restrictions for the Te Kūiti Aerodrome must be complied with.

**ENGY-P9.** Allow activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable energy electricity generation, however they must be avoided within:

1. An identified outstanding natural landscape or an outstanding natural feature; or
2. An area of outstanding natural character or high/very high natural character; or
3. The site or surroundings of a heritage building or structure; or
4. A significant archaeological site; or
5. A site or area of significance to Māori; or
6. A significant natural area.

**ENGY-P10.** Within the general rural zone itself and the karst overlay or landscapes of high amenity value within the general rural zone, development of new wind farms, solar power generation farms and hydro generation activities must locate on appropriate sites within the zone. Accordingly, regard must also be had to:

1. The provisions of the Te Ture Whaimana o Te Awa o Waikata (the Vision and Strategy for the Waikato River); and
2. Any locational, logistical or technical constraints to developing, upgrading, or operating the activity; and
3. The location of existing structures and infrastructure including, but not limited to roads, navigation and telecommunication structures and facilities and connections to distribution networks; and
4. The scale, intensity duration or frequency of the activity's effects including at the time of construction; and
5. Adverse amenity, visual, traffic generation, safety, light overspill, shadow, glare and noise effects; and
6. Adequate separation distances from existing and consented sensitive activities to ensure conflict between activities, adverse effects and reverse sensitivity effects are minimised; and
7. Where any activity is also located within or adjacent to the karst overlay or a landscape of high amenity value, establish whether the effects on the values of the overlay are of a minor scale and can be adequately remedied or mitigated. If the effects on the values are more than minor, consider whether there is the ability to offset any adverse effects which would benefit the local environment; and
8. Whether the setbacks from water bodies have been complied with. Energy activities will only be considered within these setbacks, if there is a functional necessity for the activity to locate there and

where adverse effects, including on public access can be adequately remedied or mitigated; and

9. Use of adaptive management measures.

**ENGY-P11.** Subject to the provisions of ENGY-P17, avoid locating new wind farms, solar power generation farms, and hydro generation activities within:

1. Any zone or precincts except for the general rural zone; and
2. any overlay, scheduled site or feature (except for the karst overlay or landscapes of high amenity value within the general rural zone where the effects on the receiving environment must be carefully considered in accordance with ENGY-P10);

The scale and intensity of the activity in the locations identified above is not appropriate. The identified values of these overlays, sites and features and the efficient use of land for permitted activities within these zones will be compromised.

**ENGY-P12.** Within identified outstanding natural features no resource consent application can be processed for wind turbines of any size or for exploration equipment. Similarly, for larger scale projects including new wind farms, solar power generation farms, hydro generation and coal fired electricity generation within identified outstanding natural features and areas of outstanding natural character, no resource consent application can be processed because of the high values and rarity of these features within the New Zealand context.

**ENGY-P13.** Recognise the short-term benefits from temporary diesel generators at the time of an emergency or when electricity supply is disrupted.

**ENGY-P14.** For any co-generation or waste to energy generation plant, take into account benefits from the efficient use and disposal of waste whilst ensuring any effects, including the potential for reverse sensitivity effects, are appropriately managed in the rural production, general rural and industrial zones. Avoid locating co-generation or waste to energy generation plants in any other zones of the district.

**ENGY-P15.** Allow facilities which produce biogas by anaerobic fermentation of waste, ensuring both the benefits and any effects, including the potential for reverse sensitivity effects, are taken into account. Avoid locating these facilities in areas of the district where a non-complying activity status is signalled in the rules.

**ENGY-P16.** Avoid activities where:

1. The radiofrequency emission cannot comply with NZS 27721:1999 Radiofrequency Fields – Maximum Exposure Levels – 3KHz to 300GHz; or
2. The emission of electric and magnetic fields exceeds the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz-100kHz) (Health Physics, 2010, 99(6); 818-836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007); or
3. The activity is coal fired electricity generation; or

4. The activity is mini hydro generation with an output of more than 5 kW and up to 20 kW of electricity where this is located in an outstanding natural feature.

**ENGY-P17.** Where the removal of indigenous vegetation in a significant natural area is unavoidable to provide for regionally significant infrastructure in the rural production zone, the ensuing operations must remedy or mitigate adverse effects in that order in the first instance, or if this is not possible, offset adverse effects on the indigenous biodiversity values and ecological characteristics of the significant natural area by:

1. Providing a biodiversity offset that is consistent with the framework detailed in [Appendix 4 Biodiversity Offsetting Framework](#); and
2. Ensuring the biodiversity offset can achieve no net loss of indigenous biodiversity values at a regional scale, preferably in the affected significant natural area, or where that is not practicable, in the ecological district in which the affected significant natural area is located.

**ENGY-P18.** Enable existing hydro generation facilities located within the rural production zone, provided that the adverse effects of the activities are internalised, or avoided, remedied or mitigated as far as practicable through methods such as management practices, rehabilitation plans and mitigation measures that include:

1. Managing dust, odour, noise, vibration, access, debris on roads and illumination to maintain amenity values, particularly during the night time; and
2. Ensuring that noise and vibration effects are not unreasonable and do not adversely affect amenity values in the surrounding area; and
3. Avoiding adverse effects on water bodies; and
4. Managing actual and potential effects on public health and safety, as well as the potential for reverse sensitivity effects; and
5. Undertaking remedial measures during operations as appropriate.

**ENGY-P19.** Ensure the scale and location of any expansion of an existing hydro generation facilities located within the rural production zone does not adversely affect local character or amenity by:

1. Maintaining boundary setbacks for activities and structures; and
2. Ensuring that outdoor storage is sufficiently landscaped and screened from roads, public spaces and adjoining neighbours; and
3. Ensuring that industrial buildings are designed as far as practicable to not overshadow or overly dominate the wider surrounding area.

## Rules

The rules that apply to energy generation activities are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- ENGY - Table 1 - Activities Rules; and
- ENGY - Table 2 - Performance Standards; and
- Any relevant provision in Part 2 District-Wide Matters; and
- Unless specifically referenced in a rule, Part 3 Area Specific Matters do not apply to this chapter.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

[Refer to Part 1 - How the Plan Works](#) for an explanation of how to use this Plan, including activity status abbreviations.

*Note: Where sites and areas of significance to Māori are referred to it means the mapped extent of sites listed in [SCHED3](#) and [SCHED4](#).*

*Note: Where Heritage Buildings and Structures are referred to it means the [site or surroundings \(of any building or structure listed in SCHED1\)](#)*

ENGY - Table 1 - Activities Rules

	Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3	Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.	Industrial, general rural and rural production zones and PREC3	Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character
ENGY-R1.	The operation, maintenance, repair, replacement, <b>minor upgrade</b> , demolition or removal of existing <b>buildings</b> and <b>structures</b> of any existing energy generation activity.			
	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. All of the performance standards in ENGY - Table 2 are complied with.</p> <p><b>Activity status where compliance is not achieved: DIS</b></p> <p><i>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, also see the <a href="#">historic heritage chapter</a>.</i></p>			

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ENGY-R2.	<p>The operation, maintenance, repair and <b>minor upgrade</b> of existing hydroelectric power generation infrastructure identified on the Planning Maps as RPROZ-14 to RPROZ-17 including the demolition or removal of existing <b>buildings</b> and <b>structures</b> and the use of the surface of the <b>water</b> for hydroelectric activities.</p>			
<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. ENGY-R26 is complied with.</p> <p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Where the activity is RDIS, the matters of discretion are contained in ENGY - Table 2.</b></p>				

	Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3	Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.	Industrial, general rural and rural production zones and PREC3	Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character
<b>ENGY-R3.</b>	<b>Temporary Diesel Generators</b>			
	<p><b>Activity Status : PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The temporary diesel generator is associated with an energy activity and used for no longer than one calendar month; or</li> <li>2. The temporary diesel generator is used during outages of electricity supply.</li> </ol> <p><b>Activity status where compliance is not achieved: DIS</b></p> <p><i>Note: The use of generators and mobile equipment (including vehicles) for emergency purposes is permitted.</i></p> <p><i>Note: There are no noise rules applicable to temporary diesel generators, however the duty to avoid unreasonable noise still applies.</i></p>			

	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY-R4.</b>	<b>Solar panels up to and including 6 m<sup>2</sup> in area - where attached to <b>buildings</b> or freestanding.</b>			
	<b>PER</b>	<p><b>PER where attached to buildings:</b> Outstanding natural landscapes, outstanding natural features, sites and areas of significance to Māori, significant archaeological sites, outstanding natural character</p> <p><b>RDIS where attached to buildings:</b> Heritage buildings and structures</p> <p><b>PER for freestanding solar panels:</b> Outstanding natural landscapes</p> <p><b>RDIS for freestanding solar panels:</b> Outstanding natural features, heritage buildings and structures, sites and areas of significance to Māori, significant archaeological sites, outstanding natural character</p>	<b>PER</b>	<b>PER</b>

**For PER Activities:****Where:**

1. For freestanding solar panels, the minimum setback from road boundaries, minimum setback from internal boundaries and height in relation to boundary standards for the relevant zone are complied with; and
2. Where located within or partly within a significant natural area, the rules for indigenous vegetation clearance contained in the [ecosystems and indigenous biodiversity chapter](#) are complied with.

**Activity status where compliance is not achieved: RDIS****Where the activity is RDIS, the matters over which discretion is restricted are:**

- (a) The extent and effect of non-compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s); and
- (b) The location of the panels; and
- (c) The size of the panels; and
- (d) Potential for glare and reflectivity; and
- (e) Actual or potential effects on the values associated with any overlay or scheduled site or feature.

*Note: Refer to the [Hapori whānui chapter](#) for rules related to glare*

	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY-R5.</b>	<b>Solar Panels greater than 6 m<sup>2</sup> in area where attached to buildings.</b>			
	<b>PER</b>	<b>RDIS</b>	<b>PER</b>	<b>PER</b>
	<p><b>Where the activity is RDIS, the matters over which discretion is restricted are:</b></p> <p>(a) The location of the panels; and</p> <p>(b) The size of the panels; and</p> <p>(c) Potential for glare and reflectivity; and</p> <p>(d) Actual or potential effects on the values associated with any overlay or scheduled site or feature.</p> <p><i>Note: Refer to the <a href="#">Hapori whānui chapter</a> for rules related to glare</i></p>			

	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY-R6.</b>	<b>Freestanding solar panels greater than 6 m<sup>2</sup> and up to 25 m<sup>2</sup> in area</b>			
	<b>RDIS</b>	<b>RDIS</b>	<b>PER</b>	<b>RDIS</b>
	<p><b>For PER Activities:</b></p> <p><b>Where:</b></p> <p>1. The minimum setback from road boundaries, minimum setback from internal boundaries and height in relation to boundary standards for the relevant zone are complied with.</p> <p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Where the activity is RDIS, the matters over which discretion is restricted are:</b></p> <p>(a) The extent and effect of non-compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s); and</p> <p>(b) The location of the panels; and</p> <p>(c) The size of the panels; and</p> <p>(d) Potential for glare and reflectivity; and</p> <p>(e) Actual or potential effects on the values associated with any overlay or scheduled site or feature.</p> <p><i>Note: Refer to the <a href="#">Hapori whānui chapter</a> for rules related to glare</i></p>			

	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY-R7.</b>	<b>Micro hydro generation with an output of up to and including 5kW of electricity</b>			
	<b>PER</b>	<b>PER:</b> Outstanding natural landscapes, heritage buildings and structures. <b>RDIS:</b> Outstanding natural features, sites and areas of significance to Māori, significant archaeological sites, outstanding natural character	<b>PER</b>	<b>PER</b>
	<p><b>For PER Activities:</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>Where located within or partly within a significant natural area, the rules for indigenous vegetation clearance contained in the <a href="#">ecosystems and indigenous biodiversity chapter</a> are complied with; and</li> <li>The maximum total gross floor area of all structures must not exceed 2 m<sup>2</sup>.</li> </ol> <p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Where the activity is RDIS, the matters over which discretion is restricted are:</b></p> <ol style="list-style-type: none"> <li>The effects at the time of construction; and</li> <li>The benefits from the generation of energy from using a renewable resource; and</li> <li>Actual or potential effects on the values associated with any overlay or scheduled site or feature; and</li> <li>Effects on the natural character of the coastline or water body and its margins; and</li> <li>The extent to which re-planting will assist in mitigating the adverse effects associated with any earthworks and vegetation clearance.</li> </ol>			

Note: Resource Consent from Waikato Regional Council or Manawatū-Whanganui Regional Council may be required  
 Note: All structures must also comply with NATC-R2.

	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY-R8.</b>	<b>Mini hydro generation with an output of more than 5kW and up to 20kW of electricity</b>			
	<b>RDIS</b>	<b>RDIS:</b> Outstanding natural landscapes <b>DIS:</b> Heritage buildings and structures, sites and areas of significance to Māori, significant archaeological sites, outstanding natural character <b>NC:</b> Outstanding natural features	<b>RDIS</b>	<b>RDIS</b>
	<b>Where the activity is RDIS, the matters over which discretion is restricted are:</b> (a) The effects at the time of construction; and (b) The benefits from the generation of energy from using a renewable resource; and (c) Regard to the provisions of the Te Ture Whaimana o Te Awa o Waikata (the Vision and Strategy for the Waikato River); and (d) Actual or potential effects on the values associated with any overlay or scheduled site or feature; and (e) Effects on the natural character of the coastline or water body and its margins; and (f) The extent to which re-planting will assist in mitigating the adverse effects associated with any earthworks and vegetation clearance.			

	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY-R9.</b>	<b>One wind turbine with a rated capacity of up to and including 5kW per site, except for the industrial, general rural, rural production zones &amp; PREC3 where the maximum is two wind turbines with a rated capacity of up to and including 5kW each per holding</b>			
	<b>PER</b>	<b>PER:</b> Outstanding natural landscapes <b>DIS:</b> Heritage buildings and structures, sites and areas of significance to Māori, significant archaeological sites, outstanding natural character <b>PR:</b> Outstanding natural features	<b>PER:</b> Maximum of two wind turbines per holding	<b>PER</b>
	<p><b>For PER Activities:</b></p> <p><b>Where:</b></p> <p>1. The rules in ENGY - Table 2 are complied with.</p> <p><b>PER activities that do not comply with the rules in ENGY - Table 2 are RDIS activities</b></p> <p><b>Where the activity is RDIS, the matters of discretion are contained in ENGY - Table 2.</b></p> <p><i>Note: Where the number of wind turbines exceeds one wind turbine per site, or in the industrial, general rural, rural production zones &amp; PREC3 where the number of wind turbines exceeds two wind turbines per holding, then the activity becomes a community scale renewable energy activity or a wind farm depending on the output of electricity proposed to be generated.</i></p> <p><i>Note: In PREC3 see the Te Kūiti Aerodrome flightpath height restrictions – ENGY-R21</i></p>			

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ENGY-R10.	<b>Exploratory renewable energy generation activities</b>			
	<b>RDIS</b>	<b>NC:</b> Outstanding natural landscapes, outstanding natural character, heritage buildings and structures, sites or areas of significance to Māori, significant archaeological sites  <b>PR:</b> Outstanding natural features	<b>PER</b>	<b>RDIS:</b> Significant natural area (local significance), Coastal environment, karst overlay, landscapes of high amenity value  <b>NC:</b> Significant natural area (regional, national and international significance), high/very high natural character
<p><b>For PER Activities:</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The activity must occur for no more than 5 years from the date the equipment is erected; and</li> <li>2. The person responsible for erecting the equipment is required to notify the Council in writing as to the date the equipment is erected; and</li> <li>3. The equipment must be removed no later than two months after the monitoring has finished on the site; and</li> <li>4. Any wind monitoring mast must be set back a distance of at least 10 times the mast's height, as measured from ground level, from the boundary of the holding.</li> </ol> <p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Where the activity is RDIS, the matters over which discretion is restricted are:</b></p> <ol style="list-style-type: none"> <li>(a) The effects at the time of construction; and</li> </ol>				

	<p>(b) How the activity and any required structures or connections affect anticipated levels of amenity including noise, visual effects, operating hours and traffic generation; and</p> <p>(c) Actual or potential effects on the values associated with any overlay or scheduled site or feature.</p> <p>(d) The type, scale and form of any wind monitoring mast; and</p> <p>(e) The location of the equipment and/or wind monitoring mast on the site; and</p> <p>(f) The benefits from locating the equipment and/or wind monitoring mast in the proposed location; and</p> <p>(g) Any technological constraints.</p>
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	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY-R11.</b>	<b>Community scale renewable energy activities</b>			
	<b>RDIS</b>	<b>DIS:</b> Outstanding natural landscapes <b>NC:</b> Outstanding natural features, outstanding natural character, heritage buildings and structures, sites or areas of significance to Māori, significant archaeological sites	<b>RDIS</b>	<b>RDIS:</b> Landscapes of high amenity value, karst overlay <b>DIS:</b> Coastal environment, high/very high natural character, significant natural areas

**For RDIS Activities:****Where:**

1. The maximum height as measured from ground level, of any wind turbine (as measured from the top of the mast/support structure) must be no more than 2 m above the maximum height permitted in the relevant zone or overlay (as applicable); and
2. The maximum height of any structure other than wind turbines must be no more than 2 m above the maximum height permitted in the relevant zone or overlay (as applicable); and
3. All parts of any structure must comply with the minimum setback from road boundaries, minimum setback from internal boundaries and height in relation to boundary standards for the relevant zone; and
4. For community scale wind farms, noise levels must be compliant with the recommended noise limits in [NZS6808:2010 "Acoustics – Wind farm noise"](#).

**Activity status where compliance is not achieved: DIS****Where the activity is RDIS, the matters over which discretion is restricted are:**

- (a) The extent and effect of non-compliance with any relevant rule and any relevant matters of discretion in the rule; and
- (b) The benefits obtained from the use and development of renewable energy; and
- (c) The effects at the time of construction; and
- (d) Actual or potential effects on the values associated with any overlay or scheduled site or feature; and
- (e) Technical difficulties associated with locating the generation activity on the site; and
- (f) How the generation activity and any required structures or connections affect anticipated levels of amenity including noise, visual effects, and the potential for glare.

	Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3	Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.	Industrial, general rural and rural production zones and PREC3	Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character
ENGY-R12.	<b>New wind farms, solar power generation farms and hydro generation (not provided for elsewhere in Table 1)</b>			
	<b>NC</b>	<p><b>NC:</b> Outstanding natural landscapes, outstanding natural features, heritage buildings and structures, sites or areas of significance to Māori, significant archaeological sites</p> <p><b>PR:</b> Outstanding natural features, outstanding natural character</p>	<b>DIS:</b> General rural, industrial, rural production zones and PREC3	<p><b>DIS:</b> Karst overlay, landscapes of high amenity value, significant natural areas (local significance)</p> <p><b>NC:</b> Coastal environment, high/very high natural character, significant natural areas (regional, national or international significance)</p>

	Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3	Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.	Industrial, general rural and rural production zones and PREC3	Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character
ENGY-R13.	<b>Biogas produced by anaerobic fermentation of waste.</b>			
	<b>NC</b>	<b>PER:</b> Outstanding natural landscapes <b>NC:</b> Outstanding natural features, outstanding natural character, heritage buildings and structures, sites or areas of significance to Māori, significant archaeological sites	<b>PER:</b> General rural, rural production and industrial zones <b>NC:</b> PREC3	<b>PER:</b> Coastal environment, karst overlay, high/very high natural character, landscapes of high amenity value <b>NC:</b> Significant natural area
	<p><b>For PER Activities:</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>The waste must not exceed 4 m<sup>3</sup> per day; and</li> <li>The waste must not be stored and fermented within 250 m of the boundary of a residential, future urban, rural lifestyle, commercial, Māori purpose, tourism, settlement, open space or natural open space zone.</li> </ol> <p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Where the activity is RDIS, the matters over which discretion is restricted are:</b></p> <ol style="list-style-type: none"> <li>The effects at the time of construction; and</li> <li>The potential for reverse sensitivity effects; and</li> <li>Actual or potential effects on the values associated with any overlay or scheduled site or feature; and</li> <li>How the generation activity and any required structures or connections affect anticipated levels of amenity; and</li> <li>The volume and type of waste, and the potential for effects; and</li> <li>How the waste is managed; and</li> </ol>			

	<p>(g) Location of the waste and associated plant on the site; and</p> <p>(h) The benefits obtained from using the waste.</p> <p><i>Note: Resource Consent from Waikato Regional Council or Manawatū-Whanganui Regional Council may be required.</i></p>
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	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY-R14.</b>	<b>Co-generation plants and waste to energy plants</b>			
	<b>NC</b>	<b>NC</b>	<p><b>DIS:</b> General rural, rural production and industrial zones</p> <p><b>NC:</b> PREC3</p>	<b>NC</b>

	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY-R15.</b>	<b>Emission of radiofrequency fields</b>			
	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. The radiofrequency emission complies with <a href="#">NZS 27721:1999 Radiofrequency Fields – Maximum Exposure Levels – 3KHz to 300GHz.</a></p> <p><b>Activity status where compliance is not achieved: NC</b></p>			

	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
	<b>Emission of electric and magnetic fields</b>			

<b>ENGY-R16.</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. The emission of electric and magnetic fields must not exceed the <a href="#">International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz-100kHz) (Health Physics, 2010, 99(6); 818-836)</a> and recommendations from the World Health Organisation monograph <a href="#">Environmental Health Criteria (No 238, June 2007)</a>.</p> <p><b>Activity status where compliance is not achieved: NC</b></p>
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	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY-R17.</b>	<b>Energy generated from renewable sources not listed in Table 1</b>			
	<b>NC</b>	<p><b>NC:</b> Outstanding natural landscapes, heritage buildings and structures, sites or areas of significance to Māori, significant archaeological sites</p> <p><b>PR:</b> Outstanding natural features, outstanding natural character</p>	<b>DIS</b>	<p><b>DIS:</b> Karst overlay, landscapes of high amenity value, significant natural areas (local significance), coastal environment, high/very high natural character,</p> <p><b>NC:</b> significant natural areas (regional, national or international significance)</p>

	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY- R18.</b>	<b>Coal Fired Electricity Generation</b>			
	<b>NC</b>	<b>NC:</b> Outstanding natural landscapes, heritage buildings and structures, sites or areas of significance to Māori, significant archaeological sites <b>PR:</b> Outstanding natural features, outstanding natural character	<b>NC</b>	<b>NC</b>

	<b>Residential, future urban, rural lifestyle, settlement, commercial, Māori purpose, tourism, open space and natural open space, all Precincts except PREC3</b>	<b>Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Heritage buildings and structures, sites or areas of significance to Māori and significant archaeological sites.</b>	<b>Industrial, general rural and rural production zones and PREC3</b>	<b>Significant Natural Areas, Coastal Environment, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character</b>
<b>ENGY-R19.</b>	<b>Energy generated from non-renewable sources not listed in Table 1</b>			
	<b>NC</b>	<b>NC:</b> Outstanding natural landscapes, heritage buildings and structures, sites	<b>NC</b>	<b>NC</b>

		or areas of significance to Māori, significant archaeological sites <b>PR:</b> Outstanding natural features, outstanding natural character		
<b>ENGY-R20.</b>	<b>Erection of any new electricity lines and associated support <a href="#">structures</a>, except where provided for as part of ENGY-R26</b>			
	Refer to the <a href="#">network utilities chapter</a>			
<b>ENGY-R21.</b>	<b>Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps</b>			
	<b>PR</b>	<b>PR</b>	<b>PR</b>	<b>PR</b>

**ENGY - Table 2 – Performance Standards**

<b>ENGY-R22.</b>	<b>Structures, earthworks and removal of indigenous vegetation adjacent to water bodies, the open coast, Kawhia Harbour or a river in the coastal marine area</b>	
<p>1. The rules in the <a href="#">coastal environment chapter</a> and in the <a href="#">natural character chapter</a> apply to activities adjacent to the coastline and water bodies.</p>		
<b>ENGY-R23.</b>	<b>Earthworks associated with an energy activity</b>	
<p>1. In Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, Karst Overlay, Landscapes of High Amenity Value, High/Very High Natural Character NFL-R11 applies; and</p> <p>2. In the Coastal Environment CE-R12 applies; and</p> <p>3. In Significant Natural Areas, Significant Archaeological Sites, Heritage buildings, and structures and Sites and Area of Significance to Māori, earthworks associated with an energy activity are <b>DIS activities</b>; and</p> <p>4. In all other situations, refer to the rules in the earthworks chapter.</p>		
<b>ENGY-R24.</b>	<b>One wind turbine per site outside of the industrial, general rural, rural production zones &amp; PREC3</b>	
<p>1. Where located within or partly within a significant natural area, the rules for indigenous vegetation clearance contained in the <a href="#">ecosystems and indigenous biodiversity chapter</a> are complied with; and</p> <p>2. The maximum output of the wind turbine must not exceed 5 kW; and</p> <p>3. The maximum height as measured from ground level, of any wind turbine (as measured from the top of the mast/support structure) must be no more than 2 m above the maximum height permitted in the relevant zone or overlay (as applicable), with a maximum rotor diameter of 2 m; and</p> <p>4. The maximum diameter of any support structure must not exceed 200 mm; and</p> <p>5. Where attached to a building, the structure must not protrude more than 1 m above the highest point of the roof; and</p>		<p><b>Matters over which discretion is restricted:</b></p> <p>(a) The scale of the wind turbine and the actual and potential effects on amenity; and</p> <p>(b) The location of the wind turbine within the site; and</p> <p>(c) The proximity of the wind turbine to sensitive activities; and</p> <p>(d) The proximity of the wind turbine to any significant natural areas and whether there are any effects associated with this proximity; and</p> <p>(e) The level of noise and any special noise characteristics, and the potential to affect sensitive activities; and</p> <p>(f) The benefits obtained from the use and development of renewable energy; and</p> <p>(g) The effects at the time of construction; and</p>

<p>6. All parts of the wind turbine must comply with the minimum setback from road boundaries, minimum setback from internal boundaries and height in relation to boundary standards for the relevant zone; and</p> <p>7. Noise levels must be compliant with the recommended noise limits in <a href="#">NZS6808:2010 "Acoustics – Wind farm noise"</a>.</p>	<p>(h) Actual or potential effects on the values associated with any overlay or scheduled site or feature; and</p> <p>(i) Any technical difficulties associated with locating a wind turbine on the site.</p>
<p><b>ENGY-R25. Up to two wind turbines per holding within the industrial, general rural, rural production zones &amp; PREC3</b></p>	
<p>1. Where located within or partly within a significant natural area, the rules for indigenous vegetation clearance contained in the <a href="#">ecosystems and indigenous biodiversity chapter</a> are complied with; and</p> <p>2. The maximum output of any wind turbine must not exceed 5 kW; and</p> <p>3. The maximum height as measured from ground level, of any wind turbine (as measured from the top of the mast/support structure) must be no more than 5 m above the maximum height permitted in the relevant zone or overlay (as applicable), with a maximum rotor diameter of 2.5 m; and</p> <p>4. Where attached to a building, the structure must not protrude more than 2 m above the highest point of the roof; and</p> <p>5. All parts of the wind turbine must comply with the minimum setback from road boundaries, minimum setback from internal boundaries and height in relation to boundary standards for the relevant zone, except where ENGY-R25.6 applies; and</p> <p>6. Were the site adjoins a residential, future urban, rural lifestyle, commercial, Māori purpose, tourism, settlement, open space or natural open space zone, the minimum setback from internal boundaries must be at least 30 m; and</p> <p>7. Noise levels must be compliant with the recommended noise limits in <a href="#">NZS6808:2010 "Acoustics – Wind farm noise"</a>.</p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) The scale of the wind turbine(s) and the actual and potential effects on amenity; and</p> <p>(b) The location of the wind turbine(s) within the site; and</p> <p>(c) The proximity of the wind turbine(s) to sensitive activities; and</p> <p>(d) The proximity of the wind turbine(s) to any significant natural areas and whether there are any effects associated with this proximity; and</p> <p>(e) The level of noise and any special noise characteristics, and the potential to affect sensitive activities; and</p> <p>(f) The benefits obtained from the use and development of renewable energy; and</p> <p>(g) The effects at the time of construction; and</p> <p>(h) Actual or potential effects on the values associated with any overlay or scheduled site or feature; and</p> <p>(i) Any technical difficulties associated with locating a wind turbine(s) on the site.</p>

**Rural Production Zone Only**

**ENGY-R26.**

**The operation, maintenance, repair and upgrading of existing hydroelectric power generation infrastructure identified on the Planning Maps as RPROZ-14 to RPROZ-17 including the demolition and removal of existing buildings and structures and the use of the surface of the water for hydroelectric activities.**

**Buildings and structures**

1. An alteration or extension to any existing building must be no greater than 50 m<sup>2</sup> in gross floor area; and
2. Any new building must be no greater than 100 m<sup>2</sup> in gross floor area; and
3. Structures must not exceed 10 m in height as measured from ground level. Where the structure is proposed to be erected on a dam or spillway structure, the maximum height must be measured from the top of the existing dam or spillway; and
4. Any new building or building extension must be setback 10 m from internal site boundaries; and
5. For RPROZ-15, any new structure must be setback 20 m from the boundary with the adjacent urupā; and
6. The total building coverage on a site must not exceed 30% of the net site area; and
7. New overhead and underground lines, operation, maintenance, upgrading and extension in length of lines conveying electricity and their support poles, at a voltage up to and including 110 kV are permitted provided that no support pole is greater than 25 m in height as measured from ground level; and
8. Any temporary building incidental to a construction or demolition project must be removed within two months of the completion of the project; and
9. Security fencing must be no higher than 3 m above ground level. Where a fence is proposed to be located on a dam or spillway structure, the maximum height must be measured from the top of the existing dam or spillway structure;

**Matters over which discretion is restricted:**

- (a) Visual effects including the bulk, location and scale of structures, signs, support poles or fences on adjoining properties and on rural character; and
- (b) Whether alternative options are proposed to preserve the amenity, character and values of the surrounding environment; and
- (c) Effects on the natural character of the river and its margins; and
- (d) For RPROZ-15, any actual and potential effects on the adjoining urupa; and
- (e) The extent of the activity and the ability to internalise adverse effects; and
- (f) The location, timing, design and density of earthworks and vegetation removal activities and any proposed rehabilitation measures; and
- (g) Measures taken during earthworks to maintain slope stability or prevent exacerbation of any pre-existing deep-seated land instability, methods of sediment retention and sediment runoff control to be adopted; and
- (h) Effects on riparian margins or areas of indigenous vegetation and the extent to which any proposed re-vegetation mitigates or offsets effects on identified significant natural areas and/or the natural character of rivers and their margins.

<p>AND</p> <p>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, also see the <a href="#">historic heritage chapter</a>.</p>	
<p><b>Signs</b></p> <p>10. Signs must only relate to hydroelectric power generation activities undertaken on-site or health and safety or be for the direction and control of traffic or pedestrians; and</p> <p>11. No individual sign may exceed 2 m<sup>2</sup>, with the total area of signs per zone being no more than 8 m<sup>2</sup>; and</p> <p>12. The maximum height of any freestanding sign must not exceed 10 m as measured from ground level; and</p> <p>13. Signs must not be placed so that they block sight distances at entranceways and must be no closer than 20 m from an intersection; and</p> <p>14. ENGY-R26.10 - R26.13 apply in place of the provisions of the <a href="#">signs chapter</a>;</p> <p>AND</p>	
<p><b>Noise and light</b></p> <p>15. Noise – see NOISE-R12; and</p> <p>16. Light– see LIGHT-R1;</p> <p>AND</p>	
<p><b>Earthworks and vegetation clearance</b></p> <p>17. Earthworks must not exceed a total volume of 1,000 m<sup>3</sup> in a single activity or in cumulative activities in any one calendar year, provided that this rule does not apply to earthworks incidental to an approved resource consent or building consent; and</p> <p>18. No earthworks shall occur within 20 m of the urupā that adjoins RPROZ-15; and</p>	

<p>19. ENGY-R26.17 - R26.18 apply in place of the provisions of the <a href="#">earthworks chapter</a>; and</p> <p>20. No more than 50 m<sup>2</sup> of indigenous vegetation shall be cleared from any identified significant natural area across a rural production zone in any one calendar year. ENGY-R26.20 applies in place of the provisions of the <a href="#">ecosystems and indigenous biodiversity chapter</a>;</p> <p>AND</p>	
<p><b>High trip generating activities</b></p> <p>21. See rule RPROZ-R17;</p> <p>AND</p>	
<p><b>Screening outdoor storage</b></p> <p>22. Any outdoor storage area visible from an adjacent residential property or road must be screened from the adjacent residential property or road by solid walls or fences not less than 1.8 m in height or landscaping with planting that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 2 m from any shared internal boundary or road boundary;</p> <p>AND</p>	
<p><b>Emission of electric and magnetic fields</b></p> <p>23. In the event any new activity emits any radio frequency or electric and magnetic fields the provisions of ENGY-R15 and ENGY-R16 apply.</p>	