

REG-O3	<b>Managing Adverse effects of renewable electricity generation</b>	
Renewable electricity generation activities are developed in a <u>safe, efficient and effective</u> way <del>that while ensuring that the adverse effects on the environment are avoided, remedied or mitigated</del> <u>appropriately managing adverse effects on the environment</u>		
REG-P4	<b>Managing adverse effects of renewable electricity generation activities</b>	
<p>Manage the adverse effects of renewable electricity generation activities by:</p> <ol style="list-style-type: none"> <li>1. Recognising <del>the need to enable that there will be unavoidable adverse effects on the environment from</del> renewable electricity generation activities <del>in all locations and environments</del>;</li> <li>2. <u>Where renewable electricity generation activities are proposed in or a likely to have adverse effects on environments and values provided for in section 6 of the Act, the provisions of this policy must be read alongside other relevant provisions</u>;</li> <li>3. <u>Ensuring that the adverse effects are avoided, remedied or mitigated where practicable</u>;</li> <li>4. Implementing effective <del>mitigation</del> measures <u>to avoid, remedy or mitigate adverse effects</u>, which may include: <ol style="list-style-type: none"> <li>a. Appropriate location and design;</li> <li>b. Screening and setbacks from sensitive activities;</li> <li>c. Adaptive management measures;</li> <li>d. Rehabilitation of the site at the end of its operational life; and</li> </ol> </li> </ol> <p>Having regard to any proposed offsetting or compensation measures for <u>any residual</u> adverse effects that cannot practicably be avoided, remedied or mitigated, <u>including measures or compensation that benefit the local environment and community affected</u>.</p>		
REG-R1	<b>Temporary wind anemometer (wind monitoring mast)</b>	
<p><b>General rural zone, Light industrial zone, Heavy industrial zone, Māori purpose zone</b></p>	<p><b>1. Activity status:</b> permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>a. The height of the <u>monitoring mast-anemometer</u> does not exceed: <ol style="list-style-type: none"> <li>i. 80m in the General rural zone; or</li> <li>ii. 20m in the Light industrial zone, Heavy industrial zone, Māori purpose zone.</li> </ol> </li> <li>b. No more than three <u>monitoring mast-anemometer</u> are installed within a site;</li> <li>c. The <u>monitoring mast anemometer</u> is removed and site is remediated within 5 years of its installation; and</li> <li>d. The <u>monitoring mast anemometer</u> is setback at least a distance equal to the height of the <u>monitoring mast anemometer</u> from the boundary <del>of any other</del> site in different ownership.</li> </ol>	<ol style="list-style-type: none"> <li>2. <b>Activity status when compliance not achieved:</b> Restricted Discretionary</li> <li>3. <b>Matters over which discretion is restricted:</b> <ol style="list-style-type: none"> <li>a. <u>The type, scale, form, location and number of the monitoring of the wind turbine. Adverse effects resulting from the height and scale of the mast(s).</u>;</li> <li>b. <u>The siting, colour and number of structure(s).</u><sup>25</sup></li> <li>c. Duration of the activity and the plans for its removal and remediation;</li> <li>d. Operational need or functional need to be in the location;</li> <li>e. Visual and landscape effects;</li> <li>f. <u>Any effects on indigenous faunas and ecosystems and indigenous biodiversity</u>; and</li> <li>g. Any proposed measures to mitigate adverse effects.</li> </ol> </li> </ol>
REG-R3	<b>Roof mounted wind turbines</b>	

<p><b>All zones</b></p>	<p><b>1. Activity status:</b> permitted</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The wind turbine does not exceed the permitted building height of the underlying zone by more than 3m measured vertically;</li> <li>b. The wind turbine does not exceed the permitted height in relation to boundary standard for the underlying zone;</li> <li>c. The maximum rotor diameter is no more than 2.5m;</li> <li>d. There is only one roof-mounted wind turbine per site; and</li> <li>e. Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise (refer General District Wide Matters - Noise).</li> </ul>	<p><b>2. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>3. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. The type, scale, form and location of the wind turbine;</li> <li>b. Shadow flicker and glare;</li> <li>c. Visual and landscape effects;</li> <li>d. Noise and vibration effects;</li> <li>e. Cumulative effects;</li> <li>f. <u>Any effects on indigenous faunas and ecosystems and indigenous biodiversity;</u> and</li> <li>g. Any proposed measures to mitigate adverse effects.</li> </ul>
-------------------------	--	--

<p><b>REG-R4</b></p>	<p><b>Roof-mounted solar generation</b></p>	
<p><b>All zones</b></p>	<p><b>1. Activity status:</b> permitted</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. Any solar panel does not exceed the permitted building height standard for the underlying zone by more than 1m measured vertically; and</li> <li>b. Any solar panel does not exceed the permitted height in relation to boundary standard for the underlying zone.</li> </ul>	<p><b>2. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>3. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. The type, scale, form and location of solar panel;</li> <li>b. Glare on adjacent properties and the surrounding environment;</li> <li>c. Visual and landscape effects;</li> <li>d. <u>Any effects on indigenous faunas and ecosystems and indigenous biodiversity;</u> and</li> <li>e. Any proposed measure to mitigate adverse effects.</li> </ul>

<p><b>REG-R5</b></p>	<p><b>Freestanding small scale wind turbines</b></p>	
<p><b>General rural zone, Light industrial zone, Heavy</b></p>	<p><b>1. Activity status:</b> permitted</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. No structure, including any attachments or turbine blades,</li> </ul>	<p><b>2. Activity status when compliance not achieved:</b> Restricted Discretionary</p>

<p><b>industrial zone, Māori purpose zone</b></p>	<p>exceed a maximum height above ground level of 20m measured from the highest point of the blade;</p> <p>b. Any structure is setback at least three times the height of the structure from the boundary of any other site in different ownership and any road boundary;</p> <p>c. There are no more than three turbines on a site;</p> <p>d. <u>The wind turbine is setback at least 200m from any Significant Bird Area – Critical Bird Habitat mapped in the Northland Regional Plan;</u> and</p> <p>e. Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise (refer General District-Wide Matters - Noise).</p>	<p><b>3. Matters over which discretion is restricted:</b></p> <p>a. The type, scale, form and location of the wind turbine and associated infrastructure;</p> <p>b. Shadow flicker and glare;</p> <p>c. Visual and landscape effects;</p> <p>d. Noise and vibration effects;</p> <p>e. <u>Any effects on indigenous faunas and ecosystems and indigenous biodiversity;</u> and</p> <p>f. Proposed measures to mitigate adverse effects, including siting, design, colour, finish, or landscaping.</p>
---	---	---

<p><b>REG-R6</b></p>	<p><b>Freestanding small scale solar generation</b></p>	
<p><b>General rural zone, Light industrial zone, Heavy industrial zone, Māori purpose zone</b></p>	<p><b>1. Activity status:</b> permitted</p> <p><b>Where:</b></p> <p>a. No solar panel array exceeds 2.5m in height measured from the ground;</p> <p>b. The cumulative area covered by the solar panels does not exceed 200m<sup>2</sup> per site; and</p> <p>c. All structures are setback at least 15m from the boundary of any other site in different ownership or road boundary.</p>	<p><b>2. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>3. Matters over which discretion is restricted:</b></p> <p>a. The height, size and location of the solar infrastructure;</p> <p>b. Glare on adjacent properties and the surrounding environment;</p> <p>c. Visual and landscape effects;</p> <p>d. <u>Any effects on indigenous faunas and ecosystems and indigenous biodiversity;</u> and</p> <p>e. Proposed measures to mitigate adverse effects, including siting, design, colour, finish, or landscaping.</p>

<p><b>REG-R7</b></p>	<p><b>Community scale renewable electricity generation activities</b></p>	
<p><b>General rural zone, Light industrial zone, Heavy industrial zone, Māori purpose zone</b></p>	<p><b>1. Activity status:</b> Controlled</p> <p><b>Where:</b></p> <p>a. No structure or device, including any attachments or turbine blades, exceeds a maximum height above ground level of 30m;</p>	<p><b>3. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>4. Matters over which discretion is restricted:</b></p> <p>a. The location, scale and intensity of the activity;</p> <p>b. Shadow flicker and glare;</p>

	<p>b. There are no more than three turbines on a site;</p> <p>c. Any wind generating structure is setback at least three times the height of the structure (including supporting structures) from the boundary of any other site in different ownership or road;</p> <p>d. Any solar generating structure is setback at least 15m or three times the height of the structure (including supporting structures) from the boundary of any other site in different ownership or road (whatever is the greater);</p> <p>e. All devices and supporting structures attached to land, including solar panels, cover a total area of no more than:</p> <ul style="list-style-type: none"> <li>i. 1 hectare per site where there is existing boundary vegetation that screens the development from view from the road and adjacent properties;</li> <li>or</li> <li>ii. 0.5 hectare per site where the development will be visible from the road or adjacent properties; and</li> </ul> <p>f. Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise for any proposal involving wind generation (refer General District Wide Matters - Noise).</p> <p><b>2. Matters over which control is reserved</b></p> <ul style="list-style-type: none"> <li>a. The location, scale and intensity of the activity;</li> <li>b. Shadow flicker and glare;</li> <li>c. Noise and vibration effects;</li> <li>d. The extent to which any adverse effects are mitigated by design and siting, colour, size of the proposal; and</li> <li>e. Any screening or visual mitigation provided by landscaping.</li> <li>f. <u>Any effects on ecosystems and indigenous biodiversity</u></li> </ul>	<ul style="list-style-type: none"> <li>c. Visual and landscape effects;</li> <li>d. Noise and vibration effects;</li> <li>e. Functional need or operational need to be in the location;</li> <li>f. The community benefits associated with the activity;</li> <li><del>g.</del> Proposed measures to mitigate adverse effects, including siting, design, colour, finish, or landscaping; <del>and</del></li> <li>h. Proposed rehabilitation of the site at the end of the operational life of the activity; <u>and</u></li> <li>i. <u>Any effects on ecosystems and indigenous biodiversity.</u></li> </ul>
--	--	---

Option 1 for REG-R8

REG-R8	Large Scale renewable electricity generation activities	
All Zones	<p><b>1. Activity status:</b> <b>Restricted</b> <u>Discretionary</u></p> <p><b>Where:</b></p> <p>a. Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise for any proposal involving wind generation.</p>	<p><b>2. Activity status when compliance not achieved:</b> Non-Complying</p>

Option 2 for REG-R8

REG-R8	Large Scale renewable electricity generation activities	
All Zones	<p><b>1. Activity status:</b> <b>Restricted</b> Discretionary</p> <p><b>Where:</b></p> <p>a. Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise for any proposal involving wind generation.</p> <p><b><u>2. Matters over which discretion is restricted:</u></b></p> <p>a. <u>The location, scale and intensity of the activity;</u></p> <p>b. <u>Shadow flicker and glare;</u></p> <p>c. <u>Visual and landscape effects;</u></p> <p>d. <u>Noise and vibration effects;</u></p> <p>e. <u>Any effects on indigenous faunas and ecosystems and indigenous biodiversity;</u></p> <p>f. <u>Functional need or operational need to be in the location;</u></p> <p>g. <u>The benefits associated with the activity;</u></p> <p>h. <u>Proposed measures to mitigate adverse effects, including siting, design, colour, finish, or landscaping; and</u></p> <p>i. <u>Proposed rehabilitation of the site at the end of the operational life of the activity.</u></p>	<p><b>3. Activity status when compliance not achieved:</b> Non-Complying</p>

REG-R9	Upgrading and repowering existing renewable electricity generation activities	
All Zones	<p><b>1. Activity status:</b> Permitted</p> <p><b>Where:</b></p> <p>a. The upgrade or repowering is located within the same site</p>	<p><b>2. Activity status when compliance not achieved:</b> Restricted Discretionary</p>

	<p>as the existing renewable electricity activity;</p> <p>b. Any replacement structure or building <del>does</del> <b>must</b> not, <b>within a 10-year period</b>, exceed:</p> <ul style="list-style-type: none"> <li>i. Height of existing structures and buildings by more than 10%;</li> <li>ii. Footprint of existing structures and buildings by more than 25%; and</li> </ul> <p>For wind farms, compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise.</p>	<p><b>3. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. Any adverse environmental effects from the upgrade or repowering that are in addition to the existing renewable electricity generation activity;</li> <li>b. Proposed measures to mitigate adverse effects, including siting, design, colour, finish, or landscaping; and</li> </ul> <p>The benefits of maintaining or increasing generation output from an existing renewable electricity generation site.</p>
--	--	---