

PLANNING EXPERT REPORT

1 Planning Experts

The purpose of this report is to provide a detailed summary to the Board of all the planning issues in relation to the proposal by Mighty River Power to construct, operate and maintain a wind farm, known as the Turitea Wind Farm.

There are three expert planning witnesses to appear before the Board. These are:

- Mr Greg Pollock, appearing on behalf of Mighty River Power in support of the application for resource consents. Mr Pollock has provided evidence in chief, and rebuttal evidence.
- Mr Jeff Baker, appearing on behalf of Palmerston North City Council (submission #183) in opposition to the application for resource consents. Mr Baker has provided evidence in chief.
- Mr Phillip Hindrup, appearing on behalf of Horizons Regional Council (submission #231) in a neutral position in relation to the application for resource consents. Mr Hindrup has provided evidence in chief.

The Directions issued by the Board of Inquiry at *para* 15 are:

“The Board will require all expert witnesses of the same discipline to meet prior to the hearing and provide a joint report to the Board on any issues agreed and the reasons for any remaining disagreement. The expectations of witnesses and the procedure to be followed is contained in Part 5.4 of the Environment Courts Consolidated Practice Note 2006”.

We confirm that we have complied with the Boards Directions, and have reviewed the relevant sections of the Practice Note referred to above. We confirm that no direction has been taken from any other party.

2 Process for Caucusing

Meetings were held with the three experts over two different meetings, with intervening phone calls and exchange of information via email as necessary. Specific meetings were held on 9th June and 17th June (10am-4pm in each instance). For clarity, Mr Hindrup was only party to discussions involving

Regional Council consents, the objectives and policies of Regional Planning documents and discussions around the skyline provisions of the operative and proposed RPS. Because his evidence supports a neutral position, he was not involved in any other aspects of the caucusing.

3 Structure of Report

We provide a breakdown of areas of agreement and disagreement and relevant comments, as follows:

- Relevant Rules
- Section 104(1)(a), specifically the following matters:
 - The existing environment;
 - Written approvals;
- Section 104(1)(b), specifically the following matters:
 - The relevant objectives and policies of the various statutory planning documents;
 - Interpretation of those objectives and policies
 - The weighting to be applied to statutory documents that are not yet operative;
- Section 104(1)(c), specifically the following matters:
 - The documents the Board may have regard to;
 - Interpretation of those documents
- Section 104(3)(b) in relation to written approvals
- Section 104(5) in relation to grant/refusal of consents.
- Part 2 Interpretation
- Consent conditions

Each issue is addressed in a separate table as follows:

3.1 Relevant Rules

| Matter | Agree | Disagree | Reasons |
|------------------------------|---|----------|---|
| Relevant regional plan rules | The table provided by Mr Pollock in evidence was modified by Mr Hindrup in relation to the eight regional | | * For clarity, an agreed set of regional rules is |

| Matter | Agree | Disagree | Reasons |
|-------------------------------------|---|----------|---|
| | <p>consents required. The table of relevant rules is now agreed as that provided by Mr Hindrup in evidence, with the following comments:</p> <ul style="list-style-type: none"> ■ In relation to land use consent 104553, Board should be aware the notification of the consent incorrectly noted the vegetation clearance and land disturbance was to occur in a 'rare or threatened' habitat. This is not the case. It was agreed prior to notification, and again between the three planning experts that based on the evidence provided, it is an 'at risk' habitat. ■ In relation to Discharge Permit 104555, a precautionary approach was initially adopted in interpretation of the POP in relation to concrete batching plants (manufacture of concrete), and Rule 14-13 was identified as the relevant rule, rather than Rule 14-12. Mr Hindrup now agrees with Mr Pollock, that Rule 14-12 is the correct rule, and therefore, consent is not required under the POP. Consent is required under Rule 17 of the Regional Air Plan, and this remains as a discretionary consent. ■ All other agreed rules and consents required are self-explanatory.* | | <p>included at Attachment 1 to this report.</p> |
| <p>Relevant District Plan Rules</p> | <p>Messrs Baker and Pollock agree that the rules set out in Mr Pollock's evidence-in-chief at para 28 (and Appendix 7) are the correct rules from the Palmerston North District Plan (including for Proposed Plan Change 42)</p> <p>Mr Baker notes that he has not made an assessment of the Tararua District Plan rules.</p> | | <p>Mr Pollock comments that the rules that relate to the Tararua District Plan are also agreed with Mr Mike Brown, Principal Planner at TDC, as noted at para</p> |

| Matter | Agree | Disagree | Reasons |
|---------------------------------|--|----------|--------------------------|
| Activity status - discretionary | <p>Messrs Hindrup and Pollock agreed in their evidence that the overall activity status for the Regional Consents is discretionary.</p> <p>Mr Baker noted one area of uncertainty. Uncertainty arose because he was basing his evidence on the assessment undertaken at the time of application, rather than as a result of modifications made prior to notification. This arises due to interpretation of whether the site is “at risk” under the proposed One Plan, or “rare or threatened”.</p> <p>All experts now agree that the site is an “at risk” site, and therefore activity status overall is discretionary.</p> <p>Messrs Baker and Pollock further agree that the District Consents and Regional consents are discretionary, and therefore the overall application status is discretionary.</p> | | 31 of evidence-in-chief. |

3.2 The existing environment

| Matter | Agree | Disagree | Reasons |
|------------------------------------|--|----------|---|
| Buffering to dwellings | <p>Messrs Pollock and Baker note that the 3km distance referred to in this section is an arbitrary measure used to assist the Board in defining the existing environment. It is not used as a basis for the various assessments of effects, and is not considered to be a “buffer” requirement.</p> <p>Both Messrs Pollock and Baker agree that in making their respective assessments, a broader view of the affected area is required. While both reach different conclusions, they have made their assessments on this basis.</p> | | |
| Existing Environment - methodology | <p>The methodology identified in Mr Baker’s evidence for calculating the number of dwellings within 3kms of turbines has been agreed (in terms of the PNCC territorial area). This is based on:</p> <ul style="list-style-type: none"> ■ Existing dwellings being identified from February 2009 aerial photography; ■ Field checks by Mr Pollock and Mr Baker ■ Dwellings under construction or consented prior to notification of the Turitea Wind Farm;* ■ Dwellings that could be constructed as a permitted activity on an existing or approved lot. Where a previous subdivision has resulted in an approval for sightline non-compliance, dwellings on these lots are considered as permitted; ■ Dependent dwellings have generally not been identified and are uncommon. However, four are | | <p>* In relation to consented development, we have attempted to include any subdivision consent granted (from PNCC’s records) after January 2004 within the 3km area. Where a subdivision consent has not yet been implemented, we have only included it (and the resultant dwellings) where we agree that it is ‘likely to be implemented.’</p> <p>**In the Mighty River</p> |

| Matter | Agree | Disagree | Reasons |
|--|--|---|---|
| | <p>known to exist from a search of the PNCC resource consent database and are included.</p> <ul style="list-style-type: none"> ■ Section 94 dwellings have been excluded; ■ No houses are shown within the TDC territory** | | <p>Power s92 response report, an assessment of dwellings within 6km is provided. This map is relied upon by Messrs Pollock and Baker for the TDC assessment.</p> |
| Existing Environment – Resource Consents | <p>As noted above, Messrs Pollock and Baker agree that the existing environment includes any resource consent granted, which has been implemented or which appears likely to be implemented.</p> | <p>Mr Pollock considers that the existing environment should not include any resource consent for a discretionary activity which has not yet been granted.</p> <p>Mr Baker considers that there is a case to be made in this project that the existing environment should include resource consents for discretionary activities that have not yet been granted in the residential zone.</p> | |
| Existing Environment – Pacific Drive | <p>Messrs Baker and Pollock are agreed that any subdivision in the residential zoned area at Pacific Drive will be a discretionary activity.</p> | <p>Mr Baker considers that further residential development in the Pacific Drive area forms part of the Existing Environment notwithstanding the category of consent (discretionary). The basis for this conclusion is that the land is zoned residential, and the area is popular for residential development and remains one of the few Greenfield sites available to develop on the eastern side of Palmerston North. The</p> | <p>At Pacific Drive, there is an area of land which is zoned 'residential' which falls within 3km of the nearest wind turbine.</p> <p>There are three resource consents which have been granted as follows:</p> |

| Matter | Agree | Disagree | Reasons |
|--------|-------|--|--|
| | | <p>developers who have secured resource consent for the subdivision RM 2553, and RM 2351 and 2636 for the adjoining block, have both provided conceptual plans (Shown in Attachment 2) on how the balance of their land could be developed in future. For information purposes, Mr Baker notes for the land shown on Concept Plan 1 there are 172 concept lots and 2 lots that have already been consented. For the land shown on Concept Plan 2 there are 222 concept lots and 78 lots that have already been consented. A conservative removal of 23 of the concept lots, which are proposed within 30m either side of the transmission lines passing through this site, is also shown on the plan. In total Mr Baker indicates a further 371 lots (172 lots + (222-23 = 199 lots)) could be added to the overall figure agreed on Map 1 (Attachment 3).</p> <p>Mr Pollock does not consider discretionary consents that have not been lodged nor granted should form part of the existing environment for the purposes of s104.</p> | <ul style="list-style-type: none"> ■ RM 2553 – subdivision consent for 2 residential lots granted in November 2007 (See Concept Plan 1 for the location of these two lots. Developer: Pacific Farms Ltd) ■ RM 2351 – subdivision consent for 72 residential lots granted in August 2006; (Developer: Palmerston North Industrial & Residential Developments Ltd) ■ RM 2636 – subdivision consent for 78 residential lots granted in February 2009. This relates to the same area of land as RM 2351. (See Concept Plan 2 for the location of these 78 lots Developer: Palmerston North Industrial & Residential |

| Matter | Agree | Disagree | Reasons |
|---|---|--|---|
| | | | Developments Ltd) |
| Existing Environment – dwelling numbers | <p>Messrs Pollock and Baker agree that the correct numbers of dwellings to be considered as part of the existing environment for the Palmerston North territorial area within 3km of the nearest turbine are those shown on the maps at Attachment 3*. These are as follows:</p> <ul style="list-style-type: none"> ■ 247 existing dwellings; ■ 95 dwellings that could be constructed as a permitted activity on existing vacant lots; ■ 84 recently subdivided sites where dwellings could be constructed as a permitted activity; | Mr Baker adds a further 371 lots to this total based on future potential subdivision at Pacific Drive (see previous discussion). | <p>Map 1 shows the entire PNCC area out to 3km from the nearest turbine;</p> <p>Map 2 provides more detail on the Pacific Drive Area.</p> |

| Matter | Agree | Disagree | Reasons |
|---------------------------------------|-------|---|---------|
| Existing Environment – Conclusions | | <p>Messrs Pollock and Baker disagree on the evaluation of the visual and landscape effect on these properties, each relying on a different expert.</p> <p>Mr Pollock does not consider it is correct or possible to consider effects on dwellings that require discretionary resource consent (particularly those that have not been lodged).</p> <p>Mr Baker considers the scale, number and location of turbines gives rise to serious adverse effects which cannot be mitigated.</p> | |

3.3 Section 104(1)(a), specifically the following matters:

| Matter | Agree | Disagree | Reasons |
|--------|---|----------|---------|
| Noise | <p>Mr Adams made a submission to the Board (#258) that the noise effects on his accessory building would be too significant.</p> <p>Messrs Pollock and Baker agree that noise effects on this accessory building should not be considered by the Board. It is not considered to be a residential site or location in the context of NZS 6808. Mr Baker agrees with Mr Pollock's assessment at para 63 of his evidence in chief. That is, this is an accessory building and is not considered residential in relation to the District Plan definition of dwelling or dependent dwelling.</p> | | |

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|----------|---|---|--|
| Eco-Park | Messrs Pollock and Baker agree that the Eco-Park is a project benefit that can be considered by the Board in the overall weighing of the applications under Part 2. | Messrs Pollock and Baker disagree as to the significance to be applied to these benefits. | |
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3.4 Section 104(1)(b), specifically the following matters:

| Matter | Agree | Disagree | Reasons |
|-------------------------------|---|----------|---------|
| Objectives and Policies | <p>Messrs Pollock, Baker and Hindrup agree on the consolidated set of objectives and policies of the Relevant Regional Planning documents included in Appendix 1 of Mr Pollock's rebuttal.</p> <p>Messrs Pollock and Baker agree on the consolidated set of objectives and policies of all the two relevant district planning documents, included in Appendix 7 of Mr Pollock's evidence in chief.</p> | | |
| Outstanding Natural Landscape | <p>All agree that the site itself (excluding the following discussion on the skyline provisions) is not categorised in the Regional Policy framework (either the RPS or POP) as an outstanding natural landscape.</p> <p>Messrs Baker and Pollock also agree that the entire site is not an Outstanding Natural Landscape based on both the statutory plans and the landscape evidence presented by Messrs Anstey, Wyatt and Brown.</p> | | |
| Skyline Provisions - status | Mr Hindrup's evidence states that RPS 'Skyline' provisions are operative and beyond debate. | | |

| Matter | Agree | Disagree | Reasons |
|---|---|---|---------|
| | <p>The POP provisions are in early formulation and are subject to further change through the POP hearing process.</p> <p>All experts agree on the status of the skyline provisions from the RPS and POP respectively, and that process for changing the objectives and policies, whether operative or proposed, in relation to skyline issues is a separate process.</p> | | |
| <p>Skyline Provisions – Need for interpretation</p> | <p>All experts agree that the skyline provisions must be interpreted, as neither the RPS nor POP provides clear direction as to how these are to be interpreted or implemented in relation to this consent application.</p> <p>Mr Hindrup agrees that interpretation is required around “what is the skyline of the Tararua Ranges?” and he leaves that interpretation to Messrs Pollock and Baker, and the landscape experts appearing before the Board.</p> | | |
| <p>Skyline Provisions – Interpretation</p> | | <p>Mr Pollock considers that the skyline provisions do not apply for the reasons set out in para 21 and 22 of his rebuttal evidence.</p> <p>Mr Baker’s assessment is that parts of the site contain a skyline that should be considered under the RPS provisions as being outstanding. This applies to part of the ‘back’ ridge of the Turitea Reserve.</p> | |

| Matter | Agree | Disagree | Reasons |
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| Weightings | <p>All experts are agreed that the Proposed One Plan should be afforded little weight.</p> <p>Messrs Pollock and Baker agree that the following weighting should apply to other documents. For completeness, these are:</p> <ul style="list-style-type: none"> ■ Proposed National Policy Statement: Renewable Energy Generation – Little Weight ■ Proposed Plan Change 42 – Little Weight* | | <p>* At the time of the application being lodged, this weighting is correct. However, decisions have since been issued by Council, with one appeal being received by Transpower Ltd. The overall objective did not change as a result of the decision issued by PNCC. However, a minor (and inconsequential to this application) amendment to Policy 1.2 has occurred. An appeal by Transpower seeks (inter alia) to include “<i>effects on critical infrastructure</i>” in this policy.</p> <p>In real terms, both Messrs Pollock and Baker agree that the provisions of Plan Change 42 insofar as they relate to this application, can be considered effectively operative. They also</p> |

| Matter | Agree | Disagree | Reasons |
|---|---|--|--|
| | | | agree on Mr Pollock's assessment of the application as being consistent with the objectives and policies of this Plan Change. |
| Interpretation of Objectives and Policies | <p>Mr Hindrup does not provide an interpretation of objectives and policies, as HRC's submission was to remain as a neutral submitter.</p> <p>Mr Pollock provides an interpretation of objectives and policies of each plan. Mr Baker agrees with the following:</p> <ul style="list-style-type: none"> ■ Mr Pollock's assessment of the two NPS's (operative and draft); ■ Mr Pollock's assessment of the RPS provisions, specifically the energy component, air, and land and water; ■ Mr Pollock's assessment of the POP provisions, specifically the energy, air, and land and water; ■ Mr Pollock's assessment of all regional plans* ■ Mr Pollock's assessment of the PNCC District Plan, specifically in relation to tangata whenua, hazardous substances, transportation, utilities and earthworks (Plan Change 42); | Mr Baker does not provide an assessment of the application against objectives or policies in evidence. However, for clarity, except where Mr Baker has agreed with Mr Pollock, he disagrees with his assessment. | *Mr Baker's agreement in this instance is based on our shared understanding that spoil disposal sites located within the water supply catchment are to be removed. |

3.5 Section 104(1)(c), specifically the following matters:

| Matter | Agree | Disagree | Reasons |
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| Other matters the Board may consider | <p>Messrs Pollock and Baker identified documents that may be considered by the Board under s104(1)(c). These include:</p> <ul style="list-style-type: none"> ■ NZES – Pollock ■ NZEECS - Pollock ■ Turitea Reserve Management Plan - Pollock ■ NZ Biodiversity Strategy - Baker ■ Mighty River Power/PNCC Turitea Contract – Baker <p>We are agreed that all five documents can be considered.</p> | <p>Mr Pollock specifically notes that Mr Chris Shaw has provided the complete contract, and that interpretation of this document requires the entire document to be considered.</p> | |
| Analysis of other matters | <p>Mr Pollock provides an interpretation of these other documents. Mr Baker agrees with the following:</p> <ul style="list-style-type: none"> ■ Mr Pollock’s assessment of the NZES; ■ Mr Pollock’s assessment of the NZEECS; | <p>Mr Baker disagrees with Mr Pollock’s interpretation of the Turitea Reserve Management Plan.</p> <p>Mr Baker disagrees with Mr Pollock’s interpretation of the New Zealand Biodiversity Strategy. In particular, he interprets Goal 3 to require the preservation of the Game Ridge area (except for turbine 56).</p> <p>Mr Pollock disagrees with Mr Baker’s interpretation of the Mighty River Power/PNCC contract, and considers that Mr Baker has taken a constrained interpretation of the contract. Mr Pollock prefers to rely on Mr C Shaw’s</p> | |

| Matter | Agree | Disagree | Reasons |
|--------|-------|-----------------|---------|
| | | interpretation. | |

3.6 Section 104(3)(b) in relation to written approvals

| Matter | Agree | Disagree | Reasons |
|------------------------------------|---|----------|--|
| Consideration of written approvals | Messrs Baker and Pollock agree that they have not considered any adverse effect on any party who has provided their written approval under section 94, RMA. | | Additional written approvals have been provided to the Board. A map is provided at Attachment 5 which identifies land to which s94 approval relates. |

3.7 Section 104(5) in relation to grant/refusal of consents.

| Matter | Agree | Disagree | Reasons |
|---------------------------|---|----------|--|
| Regional Council Consents | Mr Pollock is the only expert to have assessed the regional consents on the basis of evidence provided, and has concluded these consents be granted. Except that Mr Hindrup assessed the applications as requiring notification, neither Messrs Baker nor Hindrup have assessed the regional resource consent applications. | | Mr Baker does not provide comment on whether regional council consents should be approved or declined, and does not intend to do so. Mr Hindrup does not provide an assessment on whether these specific consents should be approved or |

| Matter | Agree | Disagree | Reasons |
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| | | | <p>declined.</p> <p>Mr Pollock concludes these consents should be approved based on the conclusions he reaches in his evidence in chief and rebuttal evidence.</p> |
| Taranua District Land Use Consent | Mr Pollock and Mr Baker agree that this land use consent should be granted. | | Mr Baker's assessment is from a PNCC territorial boundary perspective only (i.e. he has not undertaken an assessment of the relevant provisions of the Taranua District Plan). |
| Palmerston North Land Use Consent | | <p>Mr Pollock concludes this consent should be granted.</p> <p>Mr Baker concludes this consent should be refused.</p> | The reasons for the differing views in relation to the ultimate question of whether to grant or refuse consent is set out in the respective briefs of evidence. The respective assessments rely on a differing interpretation of Part 2, section 104, and ultimately reach a |

| Matter | Agree | Disagree | Reasons |
|--------|-------|----------|--|
| | | | different conclusion based on the weighing of the positive and adverse effects of the proposal under Part 2. |

3.8 Part 2 Assessment

| Matter | Agree | Disagree | Reasons |
|---------------------|--|---|---------|
| Application of 6(b) | | <p>Mr Pollock does not consider that section 6(b) applies. He bases his conclusion on the evidence of Mr Brown and Wyatt, and his interpretation of the skyline provisions of the RPS/POP, and the Tararua District Plan.</p> <p>Mr Baker considers that overall the matter is a section 7(c) matter, however, there would appear to be parts of the skyline that qualify as outstanding, but he is uncertain as to how much weight these could be given under section 6(b). On balance, Mr Baker's evidence proceeds on the basis that section 7(c) applies.</p> | |
| Application of 6(c) | Messrs Pollock and Baker are agreed that Section 6(c) is relevant to the consideration of the application overall. | Mr Pollock considers that section 6c applies to parts of the reserve but not all, and discusses why in para 34 of his | |

| Matter | Agree | Disagree | Reasons |
|--------------------------|--|--|---------|
| | | <p>rebuttal evidence.</p> <p>Mr Baker considers that section 6c applies to all of the Turitea Reserve, but the area of greatest concern is the 'Game Ridge' turbines (excluding number 56).</p> | |
| Avoidance and mitigation | <p>Mr Baker agrees with Mr Pollock's position in relation to section 6(c), insofar as this section does not require the avoidance of effects, and that in principle; remediation and mitigation is contemplated.</p> <p>Messrs Pollock and Baker consider that the remediation and mitigation included in the application results in adverse ecological effects being considered acceptable (with the exception that Mr Baker disagrees in relation to the Game Ridge Turbines, excluding turbine 56). Overall, both agree that section 6(c) has been recognised and provided for.</p> | <p>Mr Baker considers that in relation to the Game Ridge turbines (excluding turbine 56), an avoidance of effects approach is required, as a result of the construction of the turbines.</p> <p>Mr Pollock notes that the remediation and mitigation included in the proposal is largely to remedy/mitigate the adverse effects on vegetation arising from the construction of turbines 57-66. He notes specifically that within this Group of turbine sites, the level of significance of the vegetation varies, as discussed by Mr Shaw in his evidence.</p> | |
| Part 2 Hierarchy | | Messrs Pollock and Baker disagree on their interpretation of the hierarchy in Part 2. | |

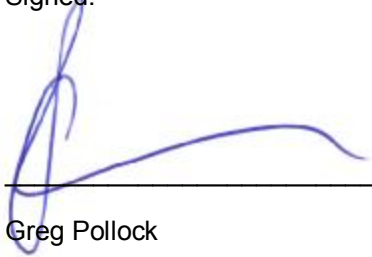
3.9 Consent Conditions

The focus of our caucusing has been on planning related matters as raised on the evidence of Messrs Pollock, Baker and Hindrup. It is anticipated that the caucusing by other experts that is occurring in parallel with ours will identify amendments to the proposed consent conditions contained in Mr Pollock's evidence-in-chief at Appendix 10. However, the planning experts have not had the opportunity to review consent conditions that may have been agreed by these other experts. If the parties enter into discussion on consent conditions leading into the hearing, planning experts will attempt to agree on the validity of those conditions if possible.

4 Summary

The above report is a true and correct record of the matters that were discussed between the planning experts appearing before the Board of Inquiry into the Turitea Wind Farm. The report reflects the range of issues that were agreed upon, and the extent of the areas of dispute that remain.

Signed:



Greg Pollock

Planning Consultant for Mighty River Power

17/6/2009

Date



Phillip Hindrup

Planner for Horizons Regional Council

17/6/2009

Date



Jeff Baker

Planner for Palmerston North City Council

17/6/2009

Date

Attachment 1: Agreed Regional Rules and Consent Requirements

| Consent | Relevant Rules | Plan | Activity Status | Overall Activity Status |
|---|---------------------------|---|-----------------------------------|-------------------------|
| Land Use: 104553 For vegetation clearance and land disturbance on highly erodible land, near waterbodies, and within an at-risk habitat throughout the general wind farm site | LM Rule 3 | Land and Water Regional Plan | Restricted Discretionary Activity | Discretionary Activity |
| | POP Rule 12-4 | Proposed One Plan | Discretionary Activity | |
| | POP Rule 12-5 | Proposed One Plan | Discretionary Activity | |
| | POP Rule 12-7 | Proposed One Plan | Discretionary Activity | |
| Land Use: 104554 For the construction of a double culvert in an unnamed tributary of the Kahuterawa Stream | BRL Rule 11 | Regional Plan for Bed of Rivers and Lakes and Associated Activities | Permitted Activity | Discretionary Activity |
| | POP Rule 16-20 | Proposed One Plan | Discretionary Activity | |
| Discharge Permit: 104555 For the discharge of dust to air from two concrete batching plants | RAP Rule 17 | Regional Air Plan | Discretionary Activity | Discretionary Activity |
| | POP Rule 14-13 | Proposed One Plan | Discretionary Activity | |
| Discharge Permit: 104556 For the discharge of dust to air from the mobile crushing plant throughout the general wind farm site | RAP Rule 13 | Regional Air Plan | Permitted Activity | Discretionary Activity |
| | POP Rule 14-13 | Proposed One Plan | Discretionary Activity | |
| Discharge Permit: 104557 For the discharge of wastewater from two operations and maintenance facilities to land | MCWQ Rule 11 | Manawatu Catchment Water Quality Regional Plan | Permitted Activity | Discretionary Activity |
| | POP Rule 13-27 | Proposed One Plan | Discretionary Activity | |

| | | | | |
|---|----------------|------------------------------|------------------------|------------------------|
| Discharge Permit: 104558 For the discharge of stormwater from substations to land | DL Rule 18* | Land and Water Regional Plan | Discretionary Activity | Discretionary Activity |
| | POP Rule 13-27 | Proposed One Plan | Discretionary Activity | |
| Discharge Permit: 104559 For the discharge of cleanfill to land in the form of spoil disposal sites | DL Rule 18* | Land and Water Regional Plan | Discretionary Activity | Discretionary Activity |
| | POP Rule 13-27 | Proposed One Plan | Discretionary Activity | |
| Discharge Permit: 104560 For the discharge of stormwater from roads and turbine platforms | DL Rule 18* | Land and Water Regional Plan | Discretionary Activity | Discretionary Activity |
| | POP Rule 13-27 | Proposed One Plan | Discretionary Activity | |

*The discharge is located within the Manawatu River catchment. Therefore the MCWQRP applies. However, because there is no specific rule regulating this activity, it defaults to DL Rule 18 of the Land and Water Regional Plan, which states that any discharge not specifically provided for by any rule in the Manawatu Catchment Water Quality Regional Plan is a Discretionary Activity.

Attachment 2: Residential Zone Concept Plans referred to by Mr Baker

Attachment 3: Agreed map of existing environment

Attachment 4: Revised Map of s94 written approvals