

ENGY - Energy

The energy Chapter of the District Plan has been developed within the following framework:

- giving effect to the National Policy Statement on Electricity Transmission 2008 (NPSET) and the National Policy Statement for Renewable Electricity Generation 2011 (NPSREG), the Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009 (NESET) and the Regional Policy Statement for the Wellington Region;
- the benefits of, and any logistical/technical constraints on, the provision and upgrades of *infrastructure* associated with energy;
- that efficient use of existing *infrastructure* investment is a priority when considering the expansion, location and introduction of new *infrastructure* development, and in avoiding *reverse sensitivity effects*;
- that *infrastructure* planning, design, use and maintenance which addresses *environmental effects* and energy use, coupled with a compact urban form framework, contributes to the *sustainable management* of resources;
- that minimisation of the import and export of resources, services, *contaminants*, *waste* and energy to or from a catchment which would be carried by *infrastructure* systems also contributes to the sustainable management of resources as well as ensuring a community's resilience; and

The NPSET reinforces the national significance of the *National Grid* and its continued operation, maintenance, development and upgrading. The NPSET requires decision makers to recognise and provide for the national, regional and local benefits of sustainable, secure and efficient electricity transmission while: managing the adverse environmental *effects* of the network; and managing the adverse *effects* of other activities on the network.

The NPSREG reinforces the national significance of *renewable electricity generation activities* and its development, maintenance and upgrading. Decision makers are required to recognise and provide for *renewable electricity generation activities* as appropriate within the District.

The NESET, NESTF and NESSDW are available at: <http://www.mfe.govt.nz> and www.legislation.govt.nz. Under the RMA, a District Plan cannot duplicate the provisions of an NES, thus the provisions of these NESs have not been included. However, the Council is responsible for enforcing these standards.

The definition of 'natural and physical resources' in the RMA includes energy so the development, use and conservation of energy resources must be addressed by the District Plan.

Renewable Electricity Generation

The National Policy Statement for Renewable Electricity Generation 2011 (NPS REG) recognises the national significance of renewable electricity generation activities and confirms that renewable electricity generation, regardless of scale, makes a crucial contribution to the well-being of New Zealand, its people and the environment, and that any unnecessary barriers to its provision will compromise achieving the Government's renewable electricity target of 90% of the country's electricity from renewable resources by the year 2025. The District Plan must give effect to this NPS and in doing so must include provisions that provide for renewable electricity generation activities.

The District has renewable energy resources that are suitable for renewable electricity generation, in particular wind, solar, wave and hydro energy. There is potential for renewable electricity generation activities at the domestic, community and larger commercial scale.

At the domestic scale, there are various ways to use natural sources of heat, including the orientation of buildings towards the sun to assist passive heating, cooling and natural lighting. This can be achieved through subdivision design, or energy efficiency of new buildings through orientation and energy efficient building materials. Significant gains can also be made through solar water heating or solar panels in dwellings.

Additionally at the domestic scale, there is the potential for small scale wind turbines generating sufficient electricity for a business, house or similar. Depending on their size and location this scale of facility may not create significant effects. Similarly, smaller scale hydro-electric schemes may prove viable and create relatively few adverse effects.

Larger scale renewable electricity generation activities can bring local, regional and national benefits but can have significant adverse environmental effects. Environmental effects can include temporary construction effects, effects on amenity values, landscape values, ecology, cultural and heritage values. The adverse effects of the distribution network are discussed in the network utilities section of this Chapter.

Given renewable electricity generation activities face practical constraints, such as needing to be sited where the renewable energy resource exists, many developments are unlikely to be able to internalise all potential adverse effects that they may generate within the site. The nature and scale of effects arising from any renewable electricity generation activity is primarily a function of the activity's location, including the sensitivity of the environment in which it is located. The benefits of renewable electricity generation development need to be weighed up against potential adverse effects. This requires careful assessment to ensure that adverse effects on the environment are avoided, remedied or mitigated. In situations where the adverse effects are unknown or a 'residual effect' cannot be avoided, remedied or mitigated, it is acknowledged that adaptive management, offsetting or environmental compensation may be appropriate – refer to the National Policy Statement for Renewable Electricity Generation, 2011, policies C1 and C2.

Strategic Context

The primary objectives that this Chapter implements are:

- DO-O1 - Tāngata Whenua
- DO-O3 - Development Management
- DO-O8 – Strong Communities;
- DO-O13 - Infrastructure; and
- DO-O18 – Renewable Energy, Energy Efficiency and Conservation.

DO-O1 Tāngata Whenua

To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3 Development Management

To maintain a consolidated urban form within *existing urban areas* and a limited number of *identified growth areas* which can be efficiently serviced and integrated with existing townships,

delivering:

1. urban areas which maximise the efficient end use of energy and integration with *infrastructure*;
2. a variety of living and working areas in a manner which reinforces the function and vitality of *centres*;
3. resilient communities where *development* does not result in an increase in *risk* to life or severity of damage to property from *natural hazard* events;
4. higher residential densities in locations that are close to *centres* and public *open spaces*, with good access to public transport;
5. management of *development* in areas of special character or amenity so as to maintain, and where practicable, enhance those special values;
6. sustainable natural processes including *freshwater* systems, areas characterised by the *productive potential* of the *land*, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
7. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District; and
8. management of the location and *effects* of potentially incompatible *land* uses including any interface between such uses.

DO-O8 Strong Communities

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;
2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O13 Infrastructure

To recognise the importance and national, regional and local benefits of *infrastructure* and ensure the efficient *development*, maintenance and operation of an adequate level of social and physical *infrastructure* and services throughout the District that:

1. meets the needs of the community and the region; and
2. builds stronger community resilience, while avoiding, remedying or mitigating adverse *effects* on the *environment*.

DO-O18 Renewable energy, energy efficiency and conservation

Increase the development and use of energy from renewable sources, including on-site systems, and efficiency and conservation of energy use while avoiding, remedying or mitigating adverse *effects* on the *environment*.

The rules in this chapter apply to all *land* and activities in all *zones* unless otherwise specified. Provisions in other chapters of the Plan may also be relevant.

Policies

ENGY-P1 Renewable Electricity Generation Activities

The local, regional and national benefits to be derived from renewable electricity will be recognised by supporting the investigation, *development*, operation, maintenance and upgrading of *renewable electricity generation activities*, including *domestic* and *community scale* distributed renewable electricity generation, provided adverse *effects* are avoided, remedied or mitigated.

Note: The policy gives *effect* to the National Policy Statement on Electricity Transmission, 2008, the National Policy Statement for Renewable Electricity Generation, 2011 and the Regional Policy Statement for the Wellington Region.

ENGY-P2	Investigation and Identification
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The investigation, identification and assessment of potential *sites* and energy sources for *renewable electricity generation activities* will be provided for.

Note: This Policy gives effect to the National Policy Statement for Renewable Electricity Generation.

ENGY-P3	Proximity of Renewable Electricity Generation to Planning Features
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Renewable electricity generation activities:

1. should seek to avoid adverse *effects* on *outstanding natural features and landscapes*, while:
 - a. considering the constraints imposed on achieving measures to manage environmental *effects* by the logistical and technical practicalities and location of the resource; and
 - b. having regard to the location of existing *structures* and infrastructure including *roads*, telecommunications, electricity distribution network and the *national grid* and the need to connect *renewable electricity generation activities* to the *national grid*;
2. will be managed to avoid inappropriate new *development* in the following as identified on District Plan Maps:
 - a. well defined fault avoidance area; and
 - b. well defined extension fault avoidance area;
3. avoid, remedy or mitigate adverse *effects* on the following features and areas identified on District Plan Maps:
 - a. Natural *Open Space Zone*;
 - b. *ecological sites*; and
 - c. *historic heritage features* identified in Schedules 7, 8 and 9.

Note: This policy gives effect to the National Policy Statement for Renewable Electricity Generation, 2011, and the Regional Policy Statement for the Wellington Region.

ENGY-P4	Reverse Sensitivity on Existing Renewable Electricity Generation Facilities
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New *subdivisions*, *development* and *land* use activities shall be designed and located so that they will not adversely affect the operation and maintenance of existing lawfully established renewable electricity generation facilities.

Note: This policy gives effect to the National Policy Statement for Renewable Electricity Generation, 2011.

ENGY-P5	Assessment Criteria for Renewable Electricity Generation
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The following assessment criteria will be applied when considering *resource consent* applications

for the *development*, construction, operation, maintenance and upgrading of *renewable electricity generation activities*:

1. the positive *effects* derived from the proposal including;
 - a. the contribution to Central Government energy policy objectives and renewable energy targets;
 - b. the contribution the proposal will make to the security of supply and increased energy interdependence for the District;
 - c. the contribution to economic benefits for regional and local economy; and
 - d. any other positive benefits that the proposal is able to generate;
2. the *effects* of traffic and *vehicle movements*;
3. the extent to which the activity may exacerbate or be adversely affected by *natural hazards*;
4. the actual and potential *noise effects* of the proposal as follows:
 - a. for all activities except for *wind farms*, compliance with relevant New Zealand Acoustic standards or District Plan *noise* provision for the *zone* in which the activity is located, as appropriate; and
 - b. for *wind farms*, compliance with NZS 6808:2010 Acoustics Wind Farm Noise.
5. visual *effects* including:
 - a. the *effect* on local character;
 - b. the extent to which the proposal will be visually dominant from residences, key public places, viewing points, the beach, Kapiti Island and significant recreational areas;
 - c. the *effect* on the *natural character* of the *coastal environment*;
 - d. the extent to which any aspect of the activity can be sited underground; and
 - e. the scale and *height* of any *structures*.
6. ecological *effects* of the activity including:
 - a. the extent to which vegetation will be removed during construction;
 - b. the sensitivity of the *subject site* of disturbance including *land* stability;
 - c. the extent of *earthworks* proposed, including access tracks, *roads* and *building* platforms and the rehabilitation proposed, the *effects* of runoff on the catchment and how these can be managed; and
 - d. the *effect* on birds and other fauna, either migratory species or resident populations on-site.
7. the impact of the proposal on:
 - a. *sites* of significance to *tangata whenua*;
 - b. *historic heritage*;
 - c. natural features including geological values;
 - d. landscape values; and
 - e. *amenity values* of the surrounding *environment* including shadow flicker, blade glint or glare.
8. any electromagnetic *effects*, including *effects* on existing telecommunications;
9. impacts on the use and *development* potential of *sites* within the vicinity of the renewable electricity generation facility, in particular the sustainability of the rural resource;
10. the *effects* on aviation, navigation and existing *network utilities*;

11. the technical and operational requirements and practical constraints associated with electricity generation activities and distribution operations and *infrastructure*; and
 12. cumulative *effects* of 1-11 above.

ENGY-P6	Incentives
<p>New <i>developments</i> of any scale that exhibit permanent or long-term net benefits to the natural <i>environment</i> as a result of a substantial net increase in the use of exemplary methods to promote the efficient end use of energy and renewable electricity generation, may qualify for <i>development incentives</i>.</p> <p>Proposals must provide sufficient information relating to:</p> <ol style="list-style-type: none"> 1. whether or not permanent achievement of the benefit(s) can be realised, and descriptions of any legal instruments to be utilised to achieve those benefits; and 2. the extent to which the positive <i>effects</i> achieved by the proposal offsets any increase in adverse <i>effect</i> generated by the <i>development</i> incentive(s) in Appendix 1, Development Incentives Guidelines, applied for. 	

Rules

ENGY-R1	The operation, maintenance, enhancement, refurbishment, replacement or upgrading of <i>renewable electricity generation facilities</i> all zones.
Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. The operation, maintenance, enhancement, refurbishment, replacement or upgrading must comply with any relevant standards contained within this Chapter.
ENGY-R2	Any solar panel mounted to any <i>building</i> , excluding <i>minor buildings</i> .
Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. For the purposes of calculating maximum <i>building height</i> and the <i>height in relation to boundary</i> envelope any solar panel erected on, or anchored to, the <i>building</i> must be excluded where it does not breach the maximum <i>permitted height</i> or the <i>height in relation to boundary</i> envelope for the zone in which it is located by more than 1 metre (measured vertically). 2. The following additional standards also apply to heritage <i>buildings</i> listed in Schedule 7 – Historic Heritage: <ol style="list-style-type: none"> a. any solar panels must be located on a roof plane which is not visible from any adjacent public areas; and b. solar panels are to be aligned with the plane of the roof.
ENGY-R3	Roof mounted <i>domestic scale</i> wind turbines.
Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Any roof mounted <i>domestic scale</i> wind turbine must: <ol style="list-style-type: none"> a. be subject to the <i>height in relation to boundary</i> envelope and <i>noise</i> standard for the zone in which they are located;

	<ul style="list-style-type: none"> b. not be located within an <i>outstanding natural feature and landscape</i>, <i>area of outstanding natural character</i> or <i>high natural character</i> or <i>ecological site</i> or on a <i>subject site</i> containing an item listed in Schedules 7, 8 or 9; and c. not exceed the <i>permitted height</i> limit for the <i>zone</i> in which it is located by more than 2 metres.
ENGY-R4	Freestanding <i>domestic scale</i> wind turbines.
Permitted Activity	<p>Standards</p> <ul style="list-style-type: none"> 1. Any freestanding <i>domestic scale</i> wind turbine must: <ul style="list-style-type: none"> a. be subject to the <i>height in relation to boundary</i> envelope and <i>noise</i> standards for the <i>zone</i> in which they are located; b. not be located within an <i>outstanding natural feature and landscape</i>, <i>area of outstanding natural character</i> or <i>high natural character</i> or <i>ecological site</i> or on a <i>subject site</i> containing an item listed in Schedules 7, 8 or 9; c. must not exceed 8 metres in <i>height</i> from <i>original ground level</i> in the <i>Residential Zones</i>; d. not exceed the <i>permitted activity height</i> limit by more than 4 metres in all other <i>Zones</i>; and e. the maximum number of turbines per <i>allotment</i> must not exceed 1.
ENGY-R5	<p>The identification and assessment of potential <i>subject sites</i> and energy sources for renewable electricity generation and research-scale investigation into emerging renewable electricity generation technologies and method, including:</p> <ul style="list-style-type: none"> 1. the erection of <i>meteorological masts</i>; 2. digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions; 3. installation of instruments into drill holes for monitoring <i>groundwater</i> levels and <i>land</i> movement; 4. erecting <i>survey monuments</i> and installing instruments to monitor <i>land</i> movement; 5. installing flumes and weirs to measure <i>water</i> flows; 6. erecting telemetry stations for the transmission of instrument data; 7. installing micro-seismic stations to measure micro-seismic activity and ground <i>noise</i>; and 8. erection of <i>signs</i> or notices giving warning of danger.
Permitted Activity	<p>Standards</p> <ul style="list-style-type: none"> 1. Must comply with NZS2772:1 1999 Radiofrequency Fields and NZS6808:2010 Acoustics – Wind Farm Noise and any other New Zealand Standard. 2. All <i>structures</i> must be subject to the <i>height in relation to boundary</i> envelope and <i>yard</i> requirements for the <i>Zone</i> in which they are located. 3. Any temporary <i>meteorological mast(s)</i> must not exceed 80 metres in all Rural <i>Zones</i> and 20 metres in all other <i>Zones</i>. 4. No <i>meteorological mast(s)</i> shall be located within any <i>outstanding natural feature and landscape</i>, <i>area of outstanding natural character</i> or <i>high natural character</i> or <i>ecological site</i> or on a <i>subject site</i> containing an item listed in Schedule 7 - Historic Heritage. 5. Any ground disturbance or <i>structures</i> are to be removed and the <i>subject site</i> reinstated to its pre-installation state within 5 years of installation. This must

	<p>include the removal of all <i>structures</i> and materials and any concrete pad associated with the monitoring programme.</p> <p>6. <i>The Council</i> must be informed of:</p> <ol style="list-style-type: none"> a. the location of the proposed <i>meteorological mast(s) subject site</i> at least 1 month prior to the installation of the mast(s); b. any subsequent <i>relocation</i> of any <i>mast(s)</i> within the monitoring area; and c. when the <i>meteorological mast(s)</i> have been removed and the <i>subject site</i> reinstated after the monitoring programme (no more than 5 years after the <i>meteorological mast(s)</i> have been installed). 	
ENGY-R6	Any activity listed as a <i>permitted activity</i> or a <i>controlled activity</i> which does not comply with one or more of the associated standards, unless otherwise specified.	
Restricted Discretionary Activity	Standards	Matters of Discretion <ol style="list-style-type: none"> 1. The <i>effects</i> of non-compliance of the relevant standards. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>.
ENGY-R7	Solar panels not complying with one or more of the <i>permitted activity</i> standards.	
Restricted Discretionary Activity	Standards	Matters of Discretion <ol style="list-style-type: none"> 1. Any positive <i>effects</i> to be derived from the activity. 2. Suitability of the <i>subject site</i> for the proposed activity. 3. Layout, design and location of proposed <i>structure</i>. 4. <i>Effects</i> on <i>historic heritage</i>. 5. <i>Effects</i> on an <i>ecological site</i>, <i>geological feature</i>, <i>outstanding natural feature and landscape</i>, or area of outstanding or high <i>natural character</i>. 6. Visual, character and amenity <i>effects</i>. 7. Adequacy of the methods of mitigation/remediation or on-going management.
ENGY-R8	<i>Domestic scale</i> renewable wind turbines mounted on a <i>building</i> ; (excluding <i>minor buildings</i>) or freestanding, or <i>meteorological mast(s)</i> which do not comply with one or more of the <i>permitted activity</i> standards.	
Restricted Discretionary Activity	Standards <ol style="list-style-type: none"> 1. The <i>structure</i> must not be located within an <i>outstanding natural feature and landscape</i>, area of outstanding <i>natural character</i> or high <i>natural character</i> or <i>ecological site</i>, or on a <i>subject site</i> containing an item listed in Schedules 7, 8 and 9. 	Matters of Discretion <ol style="list-style-type: none"> 1. Any positive <i>effects</i> to be derived from the activity. 2. Health and safety. 3. Suitability of the <i>subject site</i> for the proposed activity. 4. Layout, design and location of proposed <i>structure</i>.

		<ol style="list-style-type: none"> 5. <i>Effects on historic heritage.</i> 6. <i>Effects on an ecological site, geological feature, outstanding natural feature and landscape, or area of outstanding or high natural character.</i> 7. <i>Visual, character and amenity effects.</i> 8. <i>Natural hazard risk management.</i> 9. <i>Noise effects.</i> 10. <i>Adequacy of the methods of mitigation/remediation or ongoing management.</i>
ENGY-R9	<i>Land based structures that support in-stream hydro generation or ocean energy investigation and electricity generation.</i>	
Restricted Discretionary Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. The <i>structure</i> must be located within any Rural Zone, any <i>Open Space Zone</i> or a <i>River Corridor Overlay</i>. 2. The activity is set back at least 200 metres from any <i>Residential Zone</i>. 3. Any <i>building, structure</i> or impermeable surface must not exceed a footprint of 25m² and a total of 50m² on any one <i>subject site</i>. 4. Any <i>building or structure</i> must not be located within an existing <i>esplanade reserve or strip</i>. 5. Any <i>building or structure</i> must not be located within an <i>Outstanding Natural Feature and Landscape, area of Outstanding Natural Character or High Natural Character or Ecological Site</i>. 6. No <i>land based structure</i> to support <i>in-stream hydro generation</i> must be located on a <i>subject site</i> containing an item listed on Schedules 7, 8 or 9 for <i>Historic Heritage</i>. 7. The <i>structure</i> is not located on any unformed legal road. 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. Any positive <i>effects</i> to be derived from the proposal. 2. Suitability of the <i>subject site</i> for the proposed activity. 3. Public safety. 4. Adequacy of <i>subject site</i> (e.g. geotechnical or hydrological) investigations. 5. Layout, design and location of proposed <i>structure</i>. 6. <i>Traffic effects</i>. 7. <i>Effects on historic heritage.</i> 8. <i>Effects on an ecological site, geological feature, outstanding natural feature and landscape, or area of outstanding or high natural character.</i> 9. <i>Visual, character and amenity effects.</i> 10. <i>Natural hazard risk management.</i> 11. <i>Noise effects.</i> 12. Adequacy of the methods of mitigation/remediation or ongoing management.
ENGY-R10	<i>Community scale renewable electricity generation activities, including support structures, access and transmission.</i>	
Restricted Discretionary Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. The <i>subject site</i> must not be located within an <i>outstanding natural feature and landscape, area of outstanding natural character or high natural character or ecological site</i>. 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. Any positive <i>effects</i> to be derived from the proposal. 2. Public safety. 3. <i>Traffic effects</i>. 4. Extent of <i>earthworks</i>.

	<ol style="list-style-type: none"> 2. The <i>subject site</i> must not contain an item listed in Schedules 7, 8 or 9. 3. All devices and supporting <i>structures</i> attached to the <i>land</i> must cover a total area of no more than 3000m² (excluding any support wires) within the <i>community scale renewable energy development</i> project. 4. All <i>structures</i> must be set back a distance of not less than three times the <i>height</i> of the generating device (as measured by the <i>height measurement criteria</i>, including support <i>structures</i>) from the <i>boundary</i> of any other <i>subject site</i>, in different ownership, any <i>road</i> and any above ground communication or electrical <i>transmission lines</i>. 	<ol style="list-style-type: none"> 5. Layout, design and location of proposal. 6. <i>Effects on historic heritage</i>. 7. <i>Effects on an ecological site, geological feature, outstanding natural feature and landscape, special amenity landscape</i>, or area of outstanding or high <i>natural character</i>. 8. Visual, character and amenity <i>effects</i>. 9. <i>Natural hazard risk</i> management. 10. <i>Noise and lighting effects</i>. 11. <i>Effects on public access</i>. 12. Adequacy of the methods of mitigation/remediation or ongoing management.
ENGY-R11	The identification and assessment of potential <i>subject sites</i> and energy sources for <i>renewable electricity generation activities</i> and research-scale investigation into emerging renewable electricity generation technologies and method that do not comply with one or more of the <i>permitted activity</i> standards.	
Restricted Discretionary Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. A <i>meteorological mast(s)</i> must not be located within any <i>Outstanding Natural Feature and Landscape</i>, area of <i>Outstanding Natural Character</i> or <i>High Natural Character</i> or <i>Ecological Site</i> or on a <i>subject site</i> containing an item listed in Schedules 7, 8 or 9. 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. Any positive <i>effects</i> to be derived from the proposal. 2. Public safety. 3. <i>Traffic effects</i>. 4. Extent of <i>earthworks</i>. 5. Layout, design and location of proposal. 6. <i>Effects on historic heritage</i>. 7. <i>Effects on an ecological site, geological feature, outstanding natural feature and landscape</i>, or area of outstanding or high <i>natural character</i>. 8. Visual, character and amenity <i>effects</i>. 9. <i>Natural hazard risk</i> management. 10. <i>Noise and lighting effects</i>. 11. <i>Effects on public access</i>. 12. Adequacy of the methods of mitigation/remediation or ongoing management.
ENGY-R12	Any activity listed as a <i>restricted discretionary activity</i> in Rules ENGY-R8 - ENGY-R11 that does not comply with one or more of the associated standards, unless otherwise stated.	
Discretionary Activity		
ENGY-R13	The installation or upgrade of any <i>commercial-scale renewable electricity</i>	

	<i>generation activity</i> , provided it is not located within an <i>outstanding natural feature and landscape</i> , area of outstanding <i>natural character</i> or high <i>natural character</i> or <i>ecological site</i> .
Discretionary Activity	
ENGY-R14	The construction, operation or upgrade of any commercial scale <i>renewable electricity generation activity</i> located (entirely or partially) within an <i>Ecological Site</i> , <i>Outstanding Natural Feature and Landscape</i> , area of <i>outstanding natural character</i> or <i>high natural Character</i> or in a <i>subject site</i> containing an item listed in Schedules 7, 8 or 9, except where provided for in ENGY-R1.
Non-Complying Activity	
ENGY-R15	Wind turbines over 13 metres in <i>height</i> (as measured by the <i>height measurement criteria</i>) within <i>outstanding natural features and landscapes</i> .
Non-Complying Activity	