



## CHAPTER 20

# WORKS, NETWORK UTILITIES AND RENEWABLE ELECTRICITY GENERATION

*Te Kawenga o Ngā Mahi me te Huanga Hiko Whakahounga*

## 20 Works, Network Utilities and Renewable Electricity Generation

### 20.1 OBJECTIVES AND POLICIES

*Objective WNU1* To facilitate the development, operation and maintenance of works and network utilities throughout the District, while avoiding, remedying or mitigating adverse effects on the environment particularly the landscape character and streetscape within the urban areas and the health and safety of the communities, and to recognise the effects of natural hazards on works and utilities.

Policy 1 To recognise the benefits derived from works and network utilities, including but not limited to infrastructure projects of national significance, and any technical requirements to enable efficient operation including the creation of new land titles with non-standard shape and size.

Policy 2 To avoid, remedy or mitigate adverse visual effects of works and network utilities to the extent practicable and reasonable while recognising their technical and operational constraints by (for example);

- co-locating of equipment;
- placing services underground;
- landscaping.

Policy 3 To ensure that the adverse effects on the **environment** and human health from the construction, operation and maintenance of a work or network utilities are avoided, remedied or mitigated.

*Objective WNU 2* Protect the safe and efficient operation of public works and network utilities and the land upon which they traverse from inappropriate subdivision, use or development.

Policy 1 To ensure that the establishment of an activity on land does not adversely affect the proper functioning of an existing public work or network utilities.

Policy 2 To ensure the security, safety and reliability of the District's existing network utilities is considered in the assessment of subdivision, use and development.

*Objective WNU 3* Integrate the design of new services into the existing network to reduce the risk of failure of the service.

Policy 1 Services and other infrastructure that are to connect with existing services and should be designed and constructed to consistent engineering standards are compatible with the existing services network.

Policy 2 New and replaced service assets shall be of sufficient size and capacity to accommodate known future capacity requirements for upstream and downstream catchments.

*Objective WNU 4* To recognise the importance of the National Grid to the District's, region's and nation's social and economic well-being and to provide for the development, operation, maintenance and upgrading of network utility systems and services so as to efficiently and effectively meet the current and foreseeable needs of the District whilst managing the adverse effects of other activities, including reverse sensitivity effects on the National Grid.

- Policy 1                      Enabling the sustainable, secure and efficient use and development of the **National Grid** while ensuring that adverse effects on the **environment** (including **Outstanding Natural Features and Landscapes** and **Significant Indigenous Biodiversity Sites**) and human health are avoided, remedied or mitigated to the extent practicable, recognising the technical and operational requirements and constraints of the network.
- Policy 2                      Ensuring that subdivision, use and development does not adversely affect the operation, maintenance, upgrading and development of the **National Grid** by:
- a. providing for **National Grid Yards** and **National Grid Corridors** as to establish safe buffer distances for managing subdivision and land use near **National Grid lines** and support structures; and
  - b. ensuring that any potential cumulative effects will not restrict the operation, maintenance, upgrading and development of the **National Grid lines** or support structures; and
  - c. excluding any sensitive activities, or buildings and structures that may restrict operation, maintenance, upgrading and development of the **National Grid**, from establishing within the **National Grid Yards**; and
  - d. ensuring changes to existing activities within a **National Grid Yard** or **National Grid Corridor** do not further restrict the operation, maintenance, upgrading and development of the **National Grid**.

## 20.2                      **RULES**

The following standards and terms apply to permitted, controlled, and restricted discretionary activities and will be used as a guide for discretionary and non-complying activities.

Certain activities involving telecommunications infrastructure and existing National Grid electricity transmission infrastructure are subject to National Environmental Standards, which may result in a different activity status to that shown in the activity table or development controls. Users of the District Plan should refer to the following:

- a. Resource Management (National Environment Standards for Telecommunication Facilities) Regulations 2008;
- b. Resource Management (National Environment Standards for Electricity Transmission Activities) Regulations 2009.

Where the performance standards in activity status table 20.2.1 and Rules 20.2.2 to 20.2.8 differ from the performance standards for the zone for which the activity is located, the performance standards of this chapter shall have precedence.

### 20.2.1                      **Activity Status Table**

Key

- |                               |                    |
|-------------------------------|--------------------|
| P = Permitted                 | D = Discretionary  |
| C = Controlled                | NC = Non-Complying |
| RD = Restricted Discretionary | Pr = Prohibited    |

Item	Activity	Community and Cultural Rural Plains	Rural Foothills	Rural Coastal	Rural Ōhiwa	Deferred Residential	Residential, Urban Living, and Mixed Use	Business Centre and Commercial	Light Industrial and Industrial	Scheduled Features and Coastal Protection	Active Reserve Zone	Other Public reserves	Formed Roads
	<b>Energy</b>												
1.	<p><b>Electrical lines</b> for conveying electricity, including their support poles at a voltage up to and including 110kV and associated telecommunications lines and aeriels up to 1m high:</p> <p>a. New lines, extension in length of overhead lines</p> <p>b. New or extension of underground lines.</p>	P P	P P	D P	D P	NA NA	D P	P P	P P	D D	D P	P P	
2.	Overhead electrical lines including support towers and structures (new lines; extension in length of lines) for conveying electricity at voltage in excess of 110kV and associated telecommunications.	D	D	D	D	D	D	D	P	D	D	D	D
3.	<b>Upgrading</b> (see Chapter 21 Definitions) of existing overhead electrical lines with a voltage less than or equal to 110kV for conveying electricity.	P	P	P	P	P	P	P	P	P	P	P	P
4.	Temporary overhead electrical and telecommunication lines, subject to the Council being formally notified of the route, voltage/type of telecommunications link and date by which they will be removed.	P	P	P	P	P	P	P	P	D	P	P	P
5.	Removal of above-ground electrical lines and underground lines.	P	P	P	P	P	P	P	P	P	P	P	P
6.	Single transformers and associated switching gear conveying electricity at a voltage up to and including 11kV not exceeding a GFA of 4m <sup>2</sup> and a height of 2m.	P	P	P	P	P	P	P	P	D	P	P	P
7.	Transformers, sub-stations and switching stations (new, upgrading and additions thereof) conveying electricity, and ancillary buildings not exceeding 30m <sup>2</sup> in GFA.	D	D	D	D	D	D	D	P	D	D	D	D
8.	<b>Depots</b> for the maintenance, upgrading and alteration, construction of lines or towers provided they are situated within a substation property.	D	D	NC	D	D	NC	D	P	NC	NC	NC	NC
9.	<p>Non-renewable power generation schemes (new, upgrading):</p> <p>a. dendrothermal,</p> <p>b. co-generation,</p> <p>c. natural gas,</p> <p>d. biomass,</p> <p>e. coal-fired generators of electricity.</p> <p>Note: Activities relating to renewable electricity generation are provided for under 20.6</p>	D	D	D	D	D	D	D	D	D	D	D	D

Item	Activity	Community and Cultural Rural Plains	Rural Foothills	Rural Coastal	Rural Ōhiwa	Deferred Residential	Residential, Urban Living, and Mixed Use	Business Centre and Commercial	Light Industrial and Industrial	Scheduled Features and Coastal Protection	Active Reserve Zone	Other <b>Public reserves</b>	Formed Roads
10.	Underground gas distribution pipelines at a pressure not exceeding 2,000 kilopascals including aerial crossings of bridges, structures or streams and ancillary equipment including regulator stations but not compressor stations.	P	P	P	P	P	P	P	P	D	P	P	
11.	Underground gas transmission pipelines at a pressure that does exceed 2,000 kilopascals including aerial crossings of bridges, structures or streams and ancillary equipment including compressor compounds with compressor stations	RD	RD	D	D	D	D	D	D	D	D	D	
<b>Telecommunications</b>													
12.	Underground telecommunication lines, ducting and cables (new lines; extension in length of lines and upgrading the capacity within the cable).	P	P	P	P	P	P	P	P	D	P	P	
13.	Overhead telecommunication lines and cables (new lines; extension in length of lines);	P	P	D	D	D	D	D	P	D	D	P <sup>1</sup> D <sup>2</sup>	
	a. Upgrading by increasing size of cable;	P	P	C	C	P	P	P	P	C	C	P	
	b. Attaching additional overhead telecommunication lines to existing support structures where there is an existing overhead lines network;	P	P	C	C	P	P	P	P	C	C	P	
	c. Overhead connections from existing overhead lines networks to adjacent buildings	P	P	C	C	P	P	P	P	C	C	P	
14.	Telecommunication Kiosks	P	P	P	P	P	P	P	P	D	P	P	
15.	Telephone exchanges	P	P	D	D	P	P	P	P	D	D	D	
16.	Telecommunication <b>Depots</b> and Workshops	D	D	NC	NC	D	D	P <sup>3</sup> D <sup>4</sup>	P	NC	NC	NC	
17.	Radio and telecommunication masts up to and including 11m in height, together with associated: a. <b>antennas</b> contained within a horizontal circle measured from the centre of the mast not exceeding 1.2m and dishes not exceeding 2.5m in diameter. (see Figure 20:1) b. <b>antenna</b> not exceeding 6m in height and 75mm in diameter c. weather radar d. guy wires e. wooden or steel support poles provided that:	P	P	P	P	D	P	P	P	D	D	P	

<sup>1</sup> Where attached to existing overhead telecommunications network.

<sup>2</sup> Where <sup>1</sup> does not apply.

<sup>3</sup> Commercial Zone

<sup>4</sup> Business Zone

Item	Activity	Community and Cultural Rural Plains	Rural Foothills	Rural Coastal	Rural Ōhiwa	Deferred Residential	Residential, Urban Living, and Mixed Use	Business Centre and Commercial	Light Industrial and Industrial	Scheduled Features and Coastal Protection	Active Reserve Zone	Other <b>Public reserves</b>	Formed Roads
	<ul style="list-style-type: none"> <li>i. the total height of the mast and associated equipment shall have a maximum height of 13m. The mast shall have a maximum diameter of 1400mm.</li> <li>ii. small buildings not exceeding 30m<sup>2</sup> of <b>GFA</b>.</li> </ul>												
18.	<p>Radio and telecommunication masts above 11m and up to 26m in height, together with associated:</p> <ul style="list-style-type: none"> <li>a. antennas contained within a horizontal circle/ measured from the centre of the mast not exceeding 5m (see diagram)</li> <li>b. antenna not exceeding 6m in height and 75mm in diameter</li> <li>c. weather radar</li> <li>d. guy wires</li> <li>e. wooden or steel support poles provided that:</li> <li>f. the maximum height of the mast and associated equipment combined shall not exceed 28m.</li> <li>g. The mast shall have a maximum diameter of 1,400mm</li> <li>h. small buildings not exceeding 30m<sup>2</sup> of <b>GFA</b></li> </ul>	P	P	D	D	D	D	D	P	D	D	D	D
19.	Antennas not exceeding 1.3m in diameter or 1.5m <sup>2</sup> in area or not exceeding 2.4m in height attached to any building or structure or extending above the highest point of the building by more than 1.2m	P	P	P	P	P	P	P	P	D	D	P	P
20.	Radio and telecommunication antenna up to 4m in height and not extending above the highest point of the building by more than 1200mm.	P	P	P	P	P	P	P	P	D	D	D	D
21.	Radio and telecommunication ancillary equipment shelters including telecommunication cabinets.	P	P	P	P	P	P	P	P	P <sup>5</sup> D	P	P <sup>5</sup>	P <sup>5</sup>
<b>Meteorological</b>													
22.	<p>Meteorological enclosures and buildings:</p> <ul style="list-style-type: none"> <li>a. Automatic weather stations and single anemometer masts provided that the anemometer mast does not exceed a height of 10m.</li> <li>b. Voluntary observer sites.</li> <li>c. Associated microwave links.</li> <li>d. Enclosures and buildings not exceeding 30m<sup>2</sup> <b>GFA</b>.</li> <li>e. Enclosures and buildings exceeding 30m<sup>2</sup> <b>GFA</b>.</li> </ul>	P	P	P	P	P	P	P	P	D	P	P	P
		P	P	P	P	P	P	P	P	D	P	P	P
		P	P	P	D	P	P	P	P	D	D	D	D
		D	D	D	D	D	D	P	P	D	D	D	D
<b>Fluid</b>													

Item	Activity	Community and Cultural Rural Plains	Rural Foothills	Rural Coastal	Rural Ōhiwa	Deferred Residential	Residential, Urban Living, and Mixed Use	Business Centre and Commercial	Light Industrial and Industrial	Scheduled Features and Coastal Protection	Active Reserve Zone	Other <b>Public reserves</b>	Formed Roads
23.	Underground pipelines conveying water and stormwater, wastewater, sewage and associated pump stations (with above-ground dimensions less than 50m <sup>2</sup> GFA).	P	P	P	P	P	P	P	P	D	P	P	
24.													
25.	Water reservoirs not exceeding 4m above <b>ground level</b> and domestic water tanks not exceeding 32,000 litres volume.	P	P	P	P	P	P	P	P	D	D	P	
26.	Water Reservoirs exceeding 4m above <b>ground level</b> and domestic water tanks exceeding 32,000 litres volume.	P	P	NC	D	D	D	D	D	NC	NC	NC	
27.	Water and irrigation races, open drains, channels, stormwater ponds and necessary incidental equipment,	P	P	P	P	P	P	P	P	D	P	P	
28.	New flood control and drainage activities and necessary incidental equipment by a local authority exercising its function under the Soil Conservation and Rivers Control Act 1941, the Local Government Acts 1974 and 2002, Land Drainage Act 1908, or Rangitāiki Act 1995.	P	P	P	P	P	P	P	P	P	P	P	
<b>Wastewater</b>													
29.	Domestic septic tanks, aerated wastewater treatment systems and land application areas for the treatment and disposal of domestic wastewater.	P	P	P	P	P	P	P	P	D	P	P	
30.	Dairy shed <b>effluent</b> treatment Regional consent.	P	P	P	P	P	D	P	P	D	D	P	
31.	Community wastewater treatment systems	D	D	D	D	D	D	D	D	D	D	D	
32.													
33.	Spray <b>irrigation</b> of treated wastewater (excluding human wastewater) and whey and dairy factory by-products	P	P	P	P	P	D	D	D	D	D	P	
<b>Solidwaste</b>													
34.	Solid waste management and community disposal sites including the disposal of <b>hazardous substances</b> and community composting operations.	D	D	D	D	D	D	D	D	NC	NC	NC	
35.	Transfer stations and recycling <b>depots</b> .	D	D	D	D	D	D	D	P	D	D	D	
36.	Closure of a solid waste disposal site.	P	P	P	P	P	P	P	P	P	P	P	
<b>Transport (see Transportation Chapter)</b>													
<b>Navigational Aids</b>													
37.	Lighthouses.	P	P	D	D	D	D	D	P	D	D	D	
38.	Navigational aids and beacons (maritime and airways).	P	P	P	P	P	P	D	P	P	P	P	
<b>Other</b>													
39.	Trig stations.	P	P	P	P	P	P	P	P	D	D	P	

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40.	Depots and/or workshops for maintenance, upgrading, alteration, construction or security of equipment and machinery associated with a work or network utility (not otherwise provided for as a permitted activity in this table).	D	D	NC	NC	D	D	D <sup>4</sup> P <sup>3</sup>	P	NC	NC	NC	
41.	Operation and maintenance of existing works and network utilities in existence on 1 January 1998, excluding those which operate under a resource consent granted by the Council prior to this date.	P	P	P	P	P	P	P	P	P	P	P	
42.	All other works or network utilities not included in this list, or a work or network utility that does not comply with the performance standards listed.	D	D	D	D	D	D	D	D	NC	D	D	

<sup>5</sup> Telecommunications cabinets located within the road reserve are subject to National Environmental Standard for Telecommunications Facilities.

20.2.1.1 All designations are listed in Schedule 22.1.

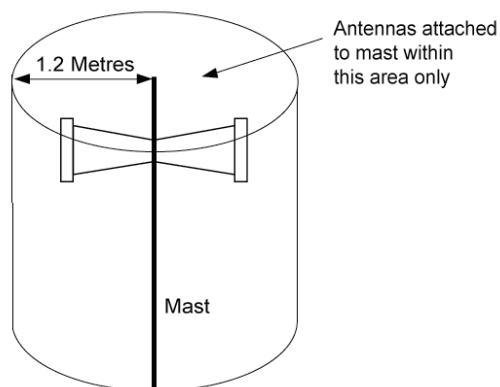


Figure 20.1 Radio and Telecommunication Masts

**Advice Note:** Items 30, 31, 33, 34 and 35 resource consents are required from the Regional Council.

## 20.2.2 General

20.2.2.1 All works and network utilities shall comply with;

- a. the Rules in 11.2.16 (Lighting and Glare);
- b. the Rules in 11.2.1 (Earthworks);
- c. the Rules in 13.2.2 (Roads and Property Access (excluding State Highways));



- d. the Rules in 13.2.5 (Design and construction of vehicle crossings (excluding State Highways));
- e. the Rules in 18.2.2 (Protection of flood control stop banks, streams, rivers and public drains);
- f. the Rules in Vibration 11.2.14;
- g. the Rules in Odour and Other Reverse Sensitivity Effects 11.2.15;
- h. the Rules in 19.2 (Hazardous substances – including radio frequency);
- i. chapters 14 (Financial contributions), 15 (Indigenous Biodiversity), 16 (Heritage - Built, Archaeological, Cultural & Significant Specimen Trees), 17 (Landscape and Coastal Environment), 18 (Natural Hazards) and 20 (Works and Utilities).

### 20.2.3 New Flood Control and Drainage Activities

20.2.3.1 New flood control and drainage activities undertaken by local authorities shall comply with the following:

- a. The **Council** shall be notified of all new capital works undertaken by the Bay of Plenty Regional Council 20 working days before the works commence;
- b. the Rules in 11.2.6 Noise Limits;
- c. all dust from earthworks activities shall be controlled in accordance with the Bay of Plenty Regional Council's Erosion and Sediment Control Guidelines for Land Disturbing Activities 2010;
- d. activities shall not generate an objectionable or offensive odour beyond the boundary of the subject property.

### 20.2.4 Temporary Overhead Electrical and Telecommunication Lines

20.2.4.1 Temporary overhead electrical and telecommunication lines to construction sites or short term recreational activities for a period not exceeding 6 months subject to written details of the proposed activity being supplied to the **Council** not less than 10 working days prior to the commencement of the activity together with details outlining the route, voltage and date by which it will be removed.

### 20.2.5 Dimensions of Cabinets and Shelters Associated with Telecommunication Facilities

20.2.5.1 Cabinets and Shelters Associated with Telecommunication Facilities shall comply with the following:

- a. telecommunications cabinets within a road reserve must comply with the National Environmental Standard for Telecommunications Facilities as a Permitted Activity;
- b. telecommunication cabinets outside the road reserve must be no greater than 20m<sup>2</sup> and no higher than 2.0m, and comply with the relevant zone rules in relation to height, yards, and height in relation to boundary controls as a Permitted Activity.

20.2.5.2 Non-compliance with these Rules will be considered a Discretionary Activity.

20.2.5.3 For telephone exchanges electricity substations, water reservoir (exchange building not exceeding 30m<sup>2</sup> GFA) and Meteorological Buildings (not exceeding 30m<sup>2</sup> GFA) a minimum yard of 3m shall be provided (all yards).

## 20.2.6 Solid Waste

20.2.6.1 The **Council** is to be formally notified by any person or company undertaking **clean fill** activities prior to the commencement of the activity. The owner/occupier of the site shall be responsible for providing the **Council** with a plan of the works and details of the depth and the nature of the fill for the **Council's** land information database.

20.2.6.2 The **Council** is to be formally notified by any person or company closing a solid waste disposal site. The owner/occupier shall provide details of the location, type and volume of material within the disposal site.

20.2.6.3 All stand-alone or ancillary outdoor solid waste storage and disposal areas, exclusive of **clean fill** sites, shall be screened from adjacent properties, public roads and places by screen planting or screen protection

20.2.6.4 The disposal of **hazardous substances** shall be to an authorised site only (see Chapter 19 Hazardous substances).

**Advice Note:** Bay of Plenty Regional Council also controls this activity through the Regional Water and Land Plan which has a range of thresholds triggering resource consent.

## 20.2.7 Pulp and Paper Waste Treatment and Disposal Site (see Figure 20.2 and Figure 20.3)

While the land is zoned Rural Foothills, the provisions of Rule 20.2.7 shall apply. The provisions complement resource consents issued by Bay of Plenty Regional Council to manage adverse effects of the waste treatment and disposal process on land, air and water.

20.2.7.1 Any of the following activities shall be a permitted activity within the waste treatment and disposal area as shown on Figure 20.2 and Figure 20.3;

- a. the treatment and disposal of **liquid and solid waste**, but excluding;
  - i. the disposal of septic tank solids and sludges within the East Valley and West Valley;
  - ii. the disposal of secondary solids from the aeration and oxidation ponds within the East Valley after 31 December 1997; and
  - iii. the disposal of primary solids in the area shown as **Lake Rotoitipaku** on Figure 20.2 and authorised by the Bay of Plenty Regional Council.
- b. the disposal of hazardous or intractable by-products in the area shown for this purpose as (1)-(4) on Figure 20.2.
- c. structures associated with any permitted activity, including aeration and oxidation ponds, decanting ponds, septic tanks, pump stations, utilities, vehicle access, tracks, signs; stormwater structures, leachate collection systems, vermicomposting
- d. earthworks associated with a permitted activity;
- e. **production forestry**;
- f. conservation planting;
- g. screen planting and landscaping; and
- h. restoration and management of indigenous habitat (including wetland and wildlife) features.

20.2.7.2 Any of the following activities shall be a Permitted activity within the defined buffer area as shown on Figure 20.2 and Figure 20.3;

- a. screen planting;
  - b. **farming and production forestry; and**
  - c. vehicle access and utilities associated with a permitted activity in Area (1).
- 20.2.7.3 If an activity does not meet a standard specified in Rule 20.2.7.5 then that activity shall be a Discretionary Activity.
- 20.2.7.4 All other activities (including the exclusions in Rule 20.2.7.1 shall be a Discretionary Activity within the defined areas on below.
- 20.2.7.5 Standards for Permitted Activities include;
- a. the location and extent of all site activities carried out within the waste treatment and disposal area shall be mapped 5 yearly by the landowner or lessee, and submitted for the Council's information. The location of the screen planting or screen protection shall also be identified and mapped 5 yearly;
  - b. the activities in the waste treatment and disposal area are to be screened by screen protection or screen planting (see Chapter 21 Definitions) to a minimum depth of 30m;
    - i. The screen planting or screen protection is to be located in the defined buffer area. The purpose of the screening is to provide a visual buffer from adjacent properties and to potentially reduce the spread of aeration foam to other properties and public places;
    - ii. All trees planted and managed for screen planting must not be pruned or thinned in the way that **production forestry** is managed. This may require the use of selective logging practices to remove and replace alternative rows of trees;
    - iii. The screening is to be continuous and completely surround the waste treatment and disposal area; and
  - c. the identified pa and urupā site is not to be planted as part of any screen planting;
  - d. the identified pa shall be fenced in permanent materials such fencing to be maintained in a stock proof condition;
  - e. all machinery and equipment operating within the site is to be maintained and controlled so that the spread of malodorous or aeration foam to adjoining privately owned land is avoided, remedied or mitigated;
  - f. the following rules shall apply to activities within the area defined for the waste treatment and disposal area;
    - i. the Rules in 13.2.28 (Stormwater Disposal);
    - ii. the Rules in 11.2.1 (Earthworks);
    - iii. the Rules in 4.2.1 – Residential Zones, Rule 5.2.1 Business Zones - (Height);
    - iv. the Rules in 4.2.2 – Residential Zones, Rule 5.2.3 Business Zones - (Natural Light);
    - v. the Rules in 4.2.4 - Residential Zones, Business Zones 5.2.4 - (Distance to Boundaries); and
    - vi. the Rules in 11.2.6 and 11.2.16 (Noise Limits, Lighting and Glare).
  - g. the Rules in 19.2.9 (Signs – Hazardous Sites) shall apply to those areas defined for hazardous and intractable by-product disposal on.
 

**Advice Note:** Signs needed to meet the provisions of the Health and Safety in Employment Act 1992 are a Permitted activity under the rules in 19.2.9.
  - h. The landfill sites shall be fenced in permanent materials, with gates to control access.

20.2.7.6 If an activity does not meet a condition specified in Rule 20.2.7.5, then that activity shall be a Discretionary Activity.

20.2.7.7 All other activities shall be a Discretionary Activity within the defined areas on;

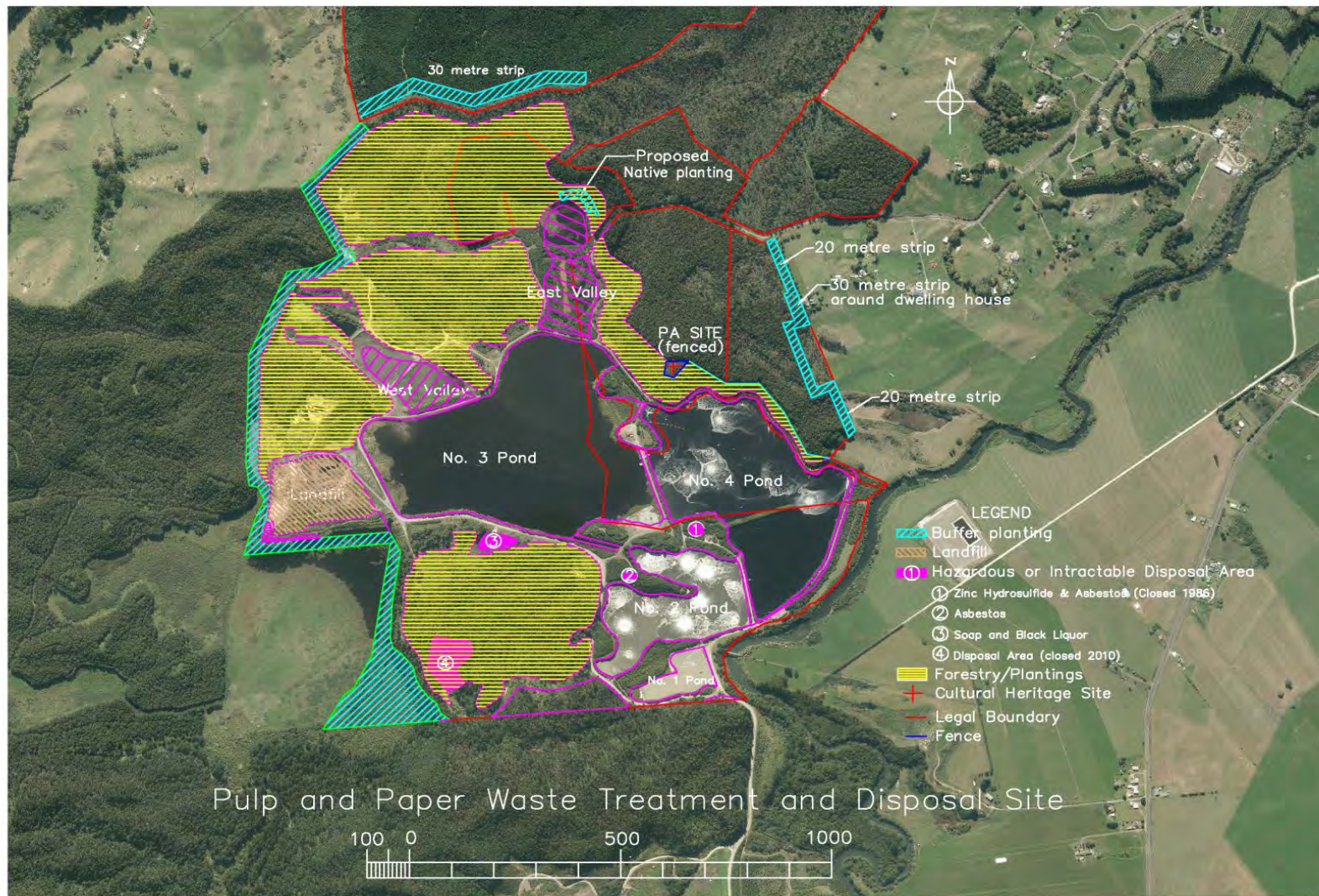


Figure 20.2 Pulp and Paper Waste Treatment and Disposal Site

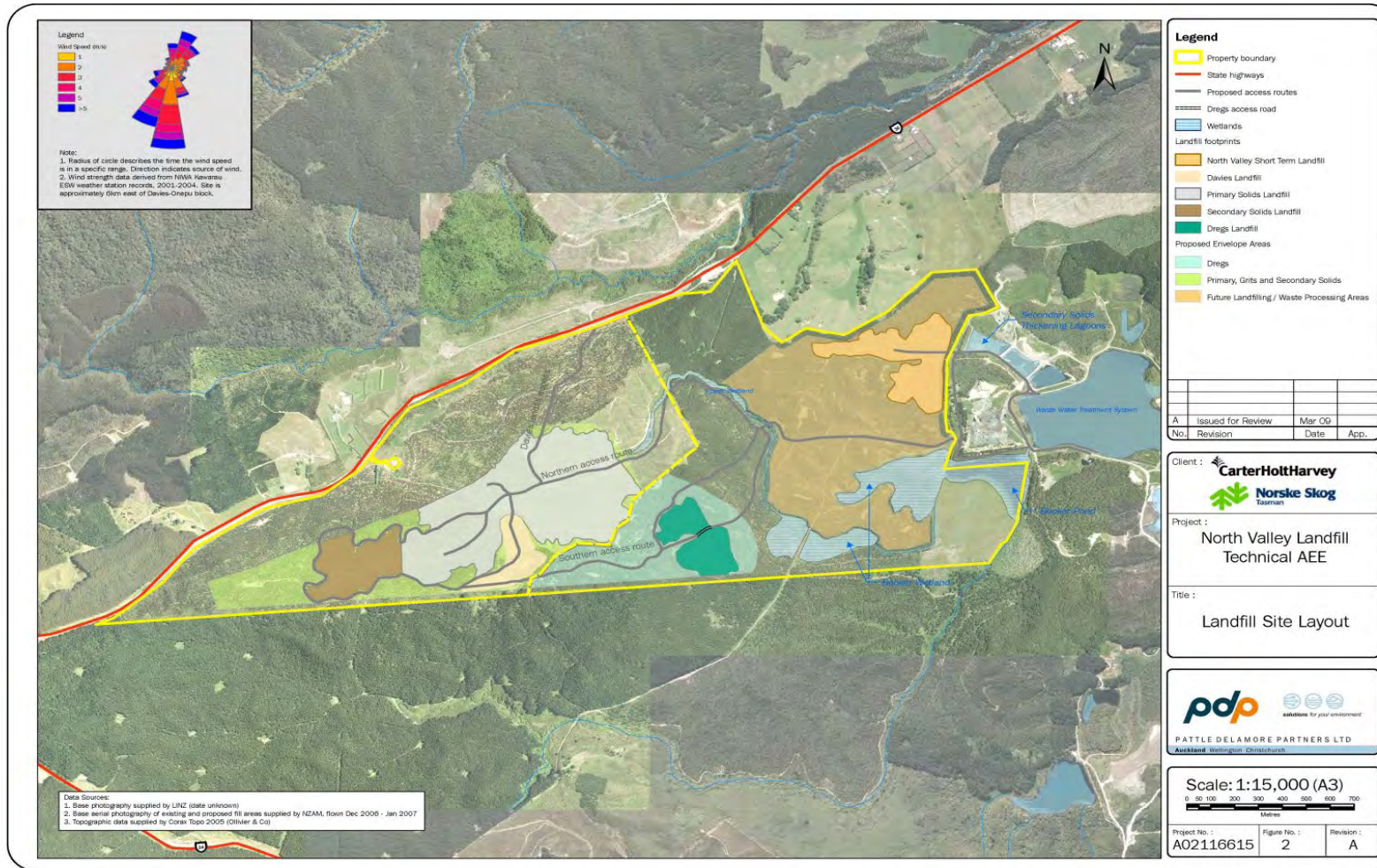


Figure 20.3 North Valley Landfill

## 20.2.8 National Grid Transmission Lines (see Planning Maps)

### 20.2.8.1 Permitted Activity Standards

- a. no buildings, structures, or **Sensitive Activities** shall be located within a **National Grid Yard** or **National Grid Corridor** except that this shall not apply to the following provided that they comply with the requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34: 2001), and are located at least 12m from the outer visible edge of a **National Grid Yard** or **National Grid Corridor** transmission line support structure unless otherwise specified for below:
- i. Fences located at least 5m from a transmission line support structure.
  - ii. **Alterations** and additions to existing buildings that do not involve an increase in the building envelope or floor space.
  - iii. Network utilities (excluding buildings and structures for dams and irrigation schemes).
  - iv. Uninhabitable farm buildings and structures for **farming activities**, but excluding milking sheds and buildings for Intensive farming.
  - v. **Artificial Crop Protection Structures** and **Crop Support Structures**, located at least 8m from the outer edge of a transmission line support pole (not tower) provided it is no more than 2.5m high, is removable or temporary to allow a clear working space of 12m from the pole when necessary for maintenance purposes, and is located a sufficient distance from a pole to provide unimpeded access for maintenance equipment, including crane.
  - vi. **Artificial Crop Protection Structures** and **Crop Support Structures**, located within 8m of the outer edge of a transmission line support pole or 12m of the outer edge of a tower where Transpower New Zealand gives it written approval in accordance with clause 2.4.1 of NZECP 34:2001
- b. All earth works, quarrying and mining within a **National Grid** or **National Grid Corridor** shall meet the following standards;
- i. Around poles:
    - Shall not be deeper than 300mm within 2.2m of a transmission line pole support structure or stay wire; and
    - Shall not be deeper than 750mm between 2.2m to 5m from a transmission line pole support structure or stay wire.

Except that vertical holes not exceeding 500mm in diameter beyond 1.5m from the outer edge of the pole support structure or stay wire are exempt from these conditions.

- ii. Around Towers:
  - Shall not be deeper than 300mm within 6m of the outer visible edge of a transmission line tower support structure; and
  - Shall not be deeper than 3m between 6m to 12m from the outer visible edge of transmission line tower support structure.
- iii. At any location in the **National Grid Yard** or **National Grid Corridor**:
  - Do not create an unstable batter that will affect a transmission line support structure; and/or
  - Do not increase ground levels such that the minimum ground to conductor clearance

distances in NZECP 34:2001 are not met

- iv. Provided that the following earthworks are exempt from the above:
  - Earthworks undertaken by a network utility operator (complying with NZECP 34:2001);or
  - Earthworks undertaken as a part of normal rural cultivation, or the repair, sealing or resealing of a road (including a farm track), footpath or driveway.

**Advice Note 1:** Vegetation to be planted within the transmission corridor as shown on Planning Maps should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

**Advice Note 2:** Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP 34, including buildings, structures, and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.

#### 20.2.8.2 Restricted Discretionary Activities;

- a. earthworks, quarrying and mining within a **National Grid Yard** or **National Grid Corridor** that do not meet the Permitted Activity conditions of Rule 20.2.7.1;
- b. under section 77D of the RMA an activity requiring resource consent in relation to Rule 20.2.8.2 shall not be publically notified except where;
- c. the **Council** decides special circumstances exist (pursuant to Section 95A(4)); or
- d. the applicant requests public notification (pursuant to Section 95A(2)(b)); or
- e. a protected customary rights group or affected customary title group is affected by the resource consent application (pursuant to Section 95B(3)).

**Advice Note:** For the purposes of the notification provisions of the Resource Management Act, Transpower New Zealand Limited shall be an affected person, and any application for consent need not be publically notified. **Council** will have discretion over whether to publically notify any application.

#### 20.2.8.3 Non-Complying Activities;

- a. Any new buildings or structures within a **National Grid Yard** or **National Grid Corridor** other than the exceptions provided for under Rule 20.2.8.1.

## 20.3 ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES

### 20.3.1 Attaching additional overhead telecommunication lines to existing support structures

#### 20.3.1.1 Landscape and Visual Effects;

**Council** shall exercise its control over;

- a. the surrounding **environment** with particular consideration being given to residential accommodation, **public reserves**, scheduled outstanding natural features and landscapes, and significant heritage features, **places of assembly** and key urban spaces shown on Planning Map



110B in the vicinity of the proposal including whether the development acknowledges and contributes to the specific characteristics of the key urban spaces; for example. scale, colour, function and structural materials and the relationships between the individual **key urban spaces**;

- b. the visual backdrop including ridgelines, skylines and headlands from public places (including roads) and the general landscape character;
- c. design elements in relation to the locality, with reference to the existing landscape character of the locality and amenity values;
- d. natural character of the coastal **environment**;
- e. landform and vegetation;
- f. natural character of wetlands, rivers, lakes and their margins;
- g. the degree to which **buildings** on elevated ridgelines in the Rural Foothills and Rural Ōhiwa Zones are avoided and structures set back towards the toe of the rolling hills to provide a landform backdrop to build form;
- h. the scale of the activity;
- i. height, cross-sectional area, colour and texture of structures;
- j. distance between **buildings** and the degree of clustering of **dwelling**s in the Rural Coastal and Rural Ōhiwa Zones;
- k. degree of compatibility with surrounding properties;
- l. site location in terms of the general locality, topography, geographical features, adjoining land uses;
- m. proposed planting, fencing, shelterbelts, artificial screening and other landscaping treatments as detailed in a submitted landscape plan;
- n. the extent and location of proposed earthworks and the degree to which disturbed ground is contoured to integrate with the natural landform and cut faces are avoided, screened and/or vegetated;
- o. whether any native vegetation removed is to be replaced and maintained on-site;
- p. proposed signs;
- q. civil aviation requirements for height, colour and design requirements of **buildings**;
- r. the intensity of lighting when viewed from a distance;
- s. the directional spill and location of lights, and whether light adversely affects the use and enjoyment of adjoining properties;

- t. the location of network utilities and whether there is site-sharing of works and network utilities to reduce cumulative visual effects;
- u. the visual quality, visual absorption, visual rating of outstanding natural features and landscapes and/or significant amenity landscapes and significant landscape units;
- v. whether the new activity integrates into existing landscape features; and
- w. whether there are technical limitations on the location of the activity.

### 20.3.2 **Resource consent in the Rural Coastal Zone, Rural Ōhiwa Zone, or within an Outstanding Natural Feature Landscape (ONFL)**

Council shall have regard to;

- a. any adverse effect on existing indigenous vegetation, particularly kānuka stands, which contributes to the natural character of the site;
- b. the effect of stormwater resulting from within the development on **māhinga kai** and the natural character of the coastal **environment**, particularly Ōhiwa Harbour;
- c. the visual quality, visual absorption and visibility of the proposal in the context of the outstanding natural feature or landscape;
- d. the extent to which immediate geographic or vegetative backdrops are used, or can be used to reduce the prominence of any proposed structures;
- e. the nature of the surrounding landform (context) and how the proposed activity is sympathetic with these values;
- f. the foreground vegetative context and how this is used to mitigate visual effects;
- g. the extent and nature of other vegetative mitigation proposed;
- h. proposed **building** materials and finish and, in particular, choice of finishes that tone with the surrounding **environment**;
- i. the degree of mitigation to be achieved through planting and timeframes for this to be achieved; and
- j. matters set out in Section 3.7.

## 20.4 **ASSESSMENT CRITERIA FOR RESTRICTED DISCRETIONARY ACTIVITIES**

### 20.4.1 **Earthworks within a National Grid Yard or National Grid Corridor**

20.4.1.1 Council shall restrict its discretion to;

- a. the Criteria listed in 3.7.47.

**20.4.2 Underground Pipelines at a pressure exceeding 2,000kilopascals including aerial crossings of bridges, structure, or streams**

20.4.2.1 Council shall restrict its discretion to;

- a. any temporary adverse effects associated with construction on land uses in the vicinity of the site, including noise, dust vibration, traffic movement or cultural impact;
- b. the means by which the site will be restored following construction; and
- c. means by which public safety will be maintained during the life of the pipeline.

**20.5 ASSESSMENT CRITERIA—DISCRETIONARY ACTIVITIES / NON-COMPLYING ACTIVITIES**

See Section 3.7.

## 20.6 RENEWABLE ELECTRICITY GENERATION

### 20.7 OBJECTIVES AND POLICIES

*Objective RE1* To recognise the national significance of renewable electricity generation activities and provide for the efficient operation, maintenance and upgrading of existing renewable electricity generation activities and the development of new renewable electricity generation activities in a manner that:

- a. contributes to the New Zealand national target for the generation of electricity from renewable resources;
- b. provides for the economic, cultural, social and environmental wellbeing of people locally, regionally and nationally;
- c. recognises the benefits of renewable electricity generation activities;
- d. to the extent practicable and reasonable avoids, remedies or mitigates adverse effects on the environment or otherwise addresses such effects through measures such as environmental off-setting or compensation;
- e. acknowledges the practical constraints associated with the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities; and
- f. avoids reverse sensitivity effects on existing and consented renewable electricity generation activities.

Policy 1 To ensure that any significant adverse effects on the **environment** resulting from renewable electricity generation activities are avoided, remedied or mitigated while recognising the significant benefits that renewable electricity generation activities create locally, regionally and nationally.

Policy 2 To recognise and provide for the continued operation, maintenance and upgrading of existing and consented renewable electricity generation activities and the development of new renewable electricity generation activities, including small and community-scale schemes.

Policy 3 To have particular regard to the logistical and technical requirements of renewable electricity activities when determining the appropriateness of any adverse effects from such activities.

Policy 4 To ensure existing and consented renewable electricity generation activities have continued physical access to energy resources,

Policy 5 To avoid unnecessary constraints or controls that have the potential to compromise the continued efficient operation, upgrading and development of the Kawerau Electricity Generating Plant which crosses district boundaries, and the Matahina Hydroelectric Power Generation Scheme.

Policy 6 To recognise the opportunity for environmental off-setting or environmental compensation where it is not practical or feasible to fully avoid, remedy or mitigate the effects of renewable electricity generation activities.

### 20.8 RULES

The following standards and terms apply to Permitted, Controlled and Restricted Discretionary activities

and as a guide for Discretionary and Non-complying

## 20.8.1 Activity Status Table

### Key

P = Permitted

C = Controlled

RD = Restricted Discretionary

D = Discretionary

NC = Non-Complying

Pr = Prohibited

### Renewable Electricity Generation Activities

Item	Activities	Rural Plains	Rural Foothills	Rural Coastal	Rural Ōhiwa	Deferred Residential	Residential, Urban Living and Mixed Use	Business Centre and Commercial	Light Industrial and Industrial	Scheduled Features and CPZ	Reserve Zone, Other public reserves	Formed Roads
1.	Power generation activities – Renewable (new, expansion):											
	a. wind turbines, windmills, wind power generators	D	D	D	D	D	D	D	P	D	D	D
	b. one wind turbine	P	P	P	P	P	P	P	P	D	P	P
	c. solar power (excluding panels on dwellings)	D	D	D	D	D	D	D	P	D	D	D
	d. solar power generating panels on dwellings/ buildings (compliance with bulk and location for each zone is required).	P	P	P	P	P	P	P	P	P	P	P
	e. hydroelectric power,	D	D	NC	NC	D	D	D	D	D	NC	NC
	f. geothermal, co-generation, biomass.	D	D	D	D	D	D	D	D	D	D	D
	g. biogas produced by anaerobic fermentation of waste not exceeding 4m <sup>3</sup> per day	D	D	D	D	D	D	D	D	D	D	D
	h. biogas produced by anaerobic fermentation of waste exceeding 4m <sup>3</sup> per day	D	D	NC	NC	D	NC	NC	D	D	D	D
2.	<b>Geothermal drilling</b>	C	C	C	D	C	D	C	D	D	D	D
3.	Operation, maintenance and upgrading of existing renewable electricity generation activities	P	P	P	P	P	P	P	P	P	P	P
4.	Above ground pipelines conveying geothermal fluid (Geothermal fluid includes steam)	C	C	D	D	C	C	D	C	D	D	D
5.	Underground pipelines conveying geothermal fluid (with above-ground dimensions less than 50m <sup>2</sup> ). (Geothermal fluid includes steam).	P	P	P	P	P	P	P	P	D	P	P

**Advice Note 1:** Where the performance standards in Activity Status Table 20.8.1 differ from those in Activity Status Table 15.2.1, the performance standards of Activity Status Table 20.8.1 shall have precedence.

## 20.8.2 Permitted Activities General

20.8.2.1 All permitted Renewable Energy Generation activities shall comply with;

- a. the Rules in 13.2.5 (Design and Construction of Vehicle Crossings (excluding State Highways));
- b. the Rules in 13.2.2 (Roads and Property Access (excluding State Highways));
- c. the Rules in 19 (Hazardous substances and Contaminated Land);
- d. the Rules in 11.2.6 (Noise);
- e. the Rules in 11.2.16 (Lighting and Glare);
- f. Chapters: 14, Financial Contributions, 15 Indigenous Biodiversity, 16 Heritage – Built, Archaeological, Cultural and Significant Specimen Trees, 17 Landscape and Coastal Environment , and 18 Natural Hazards; and
- g. Height.

## 20.8.3 Geothermal Drilling

20.8.3.1 For **Geothermal Drilling** the following standards shall apply:

- a. NZS6803:1999 Acoustics – Construction Noise (except for noise associated with steam release during well testing where no noise standard shall apply as these events are of limited frequency and duration);
- b. the site shall be no larger than 2 hectares;
- c. the rules in 13.2.5 (Design and Construction of Vehicle Crossings (excluding State Highways));
- d. no height limit shall apply to cranes or drilling rigs, except for compliance with the Galatea and Whakatāne Airport height restrictions;
- e. the rules in 11.2.16 (Lighting and Glare); and
- f. the rules in 19.2.10 (Waste Management).

20.8.3.2 Non-compliance with Rule 20.8.3.1 shall be a Discretionary activity.

## 20.9 ASSESSMENT CRITERIA – CONTROLLED ACTIVITIES

### 20.9.1 Geothermal Drilling/Pipelines

20.9.1.1 Council exercise its control over;

- a. ensuring that the Best Practicable Option is adopted for mitigation of noise effects for activities sensitive to construction noise as set out in NZS6803:1999;
- b. that appropriate controls are implemented for the management of **Hazardous substances**;
- c. traffic management plan;