

3.14. INFRASTRUCTURE

3.14.1. INTRODUCTION

The public works and utilities that comprise the District's infrastructure network provide services that are essential to the functioning and wellbeing of the District's communities. These works provide such services as electricity, telecommunications, water and sewerage reticulation, along with the transportation network and public safety devices. While these works are a critical component in the sustainable management of the District, their ongoing development, operation and maintenance can have adverse effects on the environment, particularly in terms of visual impact. The purpose of this section is to enable the ongoing development, operation and maintenance of essential infrastructure while ensuring those effects are appropriately managed.

Conversely, the ongoing development, operation and maintenance of these works can be compromised by adjoining development. As a consequence, reverse sensitivity effects on the infrastructure must also be managed.

The definition of 'infrastructure' within the Resource Management Act 1991 includes facilities for the generation of electricity. These facilities are dealt with separately in this Plan.

3.14.2. OBJECTIVES AND POLICIES

OBJECTIVE INF.1 POSITIVE CONTRIBUTION OF INFRASTRUCTURE

To recognise the essential and positive contribution that infrastructure, including the transportation network, and its ongoing operation, maintenance, upgrading and development makes to the social, economic, and cultural wellbeing, and to the health and safety of the District's people and communities.

(Refer Policies INF.1, 2, 3 and 9)

OBJECTIVE INF.2 A SAFE, EFFICIENT AND INTEGRATED INFRASTRUCTURE FRAMEWORK

A safe and efficient infrastructure system that integrates with land use activities and minimises, as far as practicable, any adverse effects on the amenity values, ecological values, landscape values, cultural and historic heritage values of the District, and the health and safety of people and communities.

(Refer Policies INF.1, 4, 5 and 7)

OBJECTIVE INF.3 ACTIVITIES ADJOINING THE INFRASTRUCTURE NETWORK

The ongoing operation, maintenance, upgrading and development of the infrastructure network that is not compromised by incompatible activities.

(Refer Policies INF.6 and 7)

OBJECTIVE INF.4 RECOGNITION OF ELECTRICITY TRANSMISSION NETWORK

To recognise the local, regional and national significance of the secure and efficient transmission of electricity in the sustainable management of the District's resources.

(Refer Policies INF.1, 6 and 7)

OBJECTIVE INF.5 PROVISION FOR THE ELECTRICITY TRANSMISSION NETWORK

The safe and efficient operation, maintenance, and upgrade of the existing electricity transmission network and the establishment of new electricity transmission resources to meet the needs of present and future generations, where:

- (i) significant adverse environmental effects of the network are avoided, remedied or mitigated;**
- (ii) the adverse effects of other activities on the network are avoided, remedied or mitigated;**

While recognising the technical and operational requirements and constraints of the network.

(Refer Policies INF.1, 3, 6 and 7)

OBJECTIVE INF.6 TRANSPORTATION AND ENERGY EFFICIENCY

To recognise the link between transportation and energy efficiency in the management of the transportation network in the sustainable management of the District's resources.

(Refer Policy INF.12)

POLICY INF.1 EXISTING INFRASTRUCTURE

To ensure that the ongoing operation and maintenance of existing infrastructure is protected, and to enable the upgrading and development of that existing infrastructure where the environmental effects of such work are:

- (i) no greater than existing at the time of adoption of this Plan; or**
- (ii) are compatible with the existing environment; and**
- (iii) that the values found within the land listed in and/or identified via the application of the following rules:**
 - Table 9 (SSWI Database);**
 - Table 13.3A (Potentially Outstanding Landscapes);**
 - Table 13.3B (Outstanding natural Features);**
 - Table 13.5 (Significant Wetlands);**
 - Table 13.6 (Waahi Tapu);**
 - Table 13.7 (Waahi Taoka and Mahika Kai);**
 - Table 13.8 (Areas of Significant Habitat): and**
 - Any areas as defined by Rules RRA.13 or COA.6 as requiring a resource consent**

of the District Plan are not significantly adversely affected.

(Refer Objectives 1-5 and Rule 4)

POLICY INF.2 UPGRADE OF EXISTING INFRASTRUCTURE

To encourage and enable the upgrade of existing infrastructure which maximises the capacity and efficiency of existing facilities, where appropriate, in preference to the establishment of new facilities in otherwise uncompromised environments.

(Refer Objectives INF.2 and 4 and Rule INF.4)

POLICY INF.3 ENABLE INFRASTRUCTURE DEVELOPMENT

To ensure that significant upgrading of existing infrastructure and the development of new infrastructure, including the transportation network, is located, designed and operated so that the following matters, where relevant, are recognised and provided for:

- (a) The avoidance of those areas contained in the following tables and/or areas identified via the application of the following rules:
 - Table 9 (SSWI Database);
 - Table 13.3A (Potentially Outstanding Landscapes);
 - Table 13.3B (Outstanding natural Features);
 - Table 13.5 (Significant Wetlands);
 - Table 13.6 (Waahi Tapu);
 - Table 13.7 (Waahi Taoka and Mahika Kai);
 - Table 13.8 (Areas of Significant Habitat); and
 - Any areas as defined by Rules RRA.13 or COA.6 as requiring a resource consentor where avoidance is not practicable, any adverse effect on the key values of the affected resource is remedied or mitigated;
- (b) The avoidance, remedying or mitigation of significant adverse effects on general landscape, including the coastal environment, and amenity values;
- (c) The avoidance, remedying or mitigation of adverse effects on water bodies and their margins (including their natural character) and any associated statutorily managed sports fish and game;
- (d) The avoidance, remedying or mitigation of any significant increase in risk to the safety of the public;
- (e) The efficient operation of other established utilities and infrastructure;
- (f) The avoidance, remedying or mitigation of adverse effects on the integrity of significant heritage and cultural values;
- (g) The avoidance, remedying or mitigation of adverse effects on the integrity of values of importance to Kai Tahu;
- (h) The avoidance, remedying or mitigation of the adverse effects of noise, vibration, lightspill, glare, stormwater run-off, and dust emissions;
- (i) The potential for material damage from erosion, subsidence, slippage, inundation or other natural hazard events and measures to avoid, remedy or mitigate exacerbation of any of these processes;
- (j) The potential for material damage or loss from the potential effects of climate change;
- (k) The avoidance, remedying or mitigation of adverse effects on town centres and identified townscape precincts;

- (l) **The long term and/or irreversible effects on communities, including the potential for the displacement, dislocation or severance of communities;**
- (m) **Any significant adverse effects on existing land use activities;**

While recognising and having regard to any specific location, technical and operational efficiency requirements and constraints of the network.

(Refer Objectives INF.1 and 5 and Rules INF.2, 8, and 9)

POLICY INF.4 INFRASTRUCTURE ROUTES

In assessing any resource consent application under Policy INF.2, to consider the extent to which any adverse effects have been avoided, remedied or mitigated by the route, site, materials and method selection for any infrastructure route.

(Refer Objectives 2 and 6, Rules INF 2, 8, 9 and 12)

POLICY INF.5 UTILITY CORRIDORS AND CO-SITING

To mitigate the impact that infrastructure can have on the landscape values of the District by promoting and encouraging the co-siting of infrastructure and the location of infrastructure in “corridors” where this is feasible and practicable having regard to the operational and commercial efficiencies and the technical constraints of the infrastructure concerned.

(Refer Objective INF.2 and Rules INF.2, 8, and 9)

POLICY INF.6 HIGH VOLTAGE TRANSMISSION LINES

To avoid or mitigate both adverse effects on and adverse effects of high voltage transmission lines, by encouraging the location of new lines away from urban areas and sensitive rural locations, and by restricting the location of inappropriate subdivision, use and development in close proximity to existing lines, including preventing residential and other sensitive development near such lines.

(Objectives INF.4 and 5; Rules AME.9 and SUB.1(d)F)

POLICY INF.7 REVERSE SENSITIVITY EFFECTS

To avoid, remedy or mitigate reverse sensitivity effects of subdivision, land use and development activities on existing infrastructure in recognition of the need for ongoing operation, maintenance, replacement and upgrading of such infrastructure.

(Refer Objectives INF.2, 3, and 4 and Rules AME.9 and SUB.1(d)F)

POLICY INF.8 TELECOMMUNICATION FACILITIES

To ensure that the location and installation of telecommunication facilities is in accordance with the National Environmental Standard for Telecommunication Facilities 2008 and its subsequent updates.

(Refer Objective INF.1 and Rule INF.9)

POLICY INF.9 PUBLIC SAFETY INFRASTRUCTURE

To provide for structures essential to public safety.

(Refer Objective INF.1 and Rule INF.11)

POLICY INF.10 UNDERGROUNDING INFRASTRUCTURE

To encourage, where practicable, the location of infrastructure underground.

(Refer Objective INF.2 and Rule INF.7)

POLICY INF.11 MANAGING THE DEVELOPMENT OF THE TRANSPORTATION NETWORK

In addition to those matters identified in Policy 3 above, to ensure that the design, location and operation of the transportation network recognises and provides for the intended level and type of traffic usage and any foreseeable future demands.

(Refer Objectives INF.2 and 6 and Rule INF.2)

POLICY INF.12 TRANSPORT AND ENERGY EFFICIENCY

To ensure that new developments and new transportation routes are designed for optimum effectiveness, energy efficiency and are located in situations that provide protection from natural hazard events as far as is practical.

(Refer Objective INF.6 and Rule INF.2)

13.4.3. REASONS AND EXPLANATION FOR OBJECTIVES AND POLICIES

Infrastructure, such as electricity, telecommunications, water and sewerage reticulation, along with the transportation network and public safety devices, provide services that are essential to the functioning and wellbeing of the District's communities. The objectives and policies of this Plan recognise that the development and operation of such infrastructure is an essential component in providing for the social, economic, and cultural well-being, and health and safety of the people of the District. Where these activities are designed to avoid, remedy or mitigate adverse effects on the environment, they have been permitted as of right.

However, the objectives and policies also recognise that the scale and location of some infrastructure works can have significant adverse effects on the environment. The resource consent process will ensure that amenity values are recognised and provided for in the location/design of these structures. The resource consent process will also take into consideration the efficiency and operational needs of these works.

The requirements of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008 and the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 are also reflected throughout the policy suite.

3.14.4. RULES

TO BE A COMPLETE CODE

Except where such activities require consent as part of an energy generation facility or new subdivision, the rules in this section of the Plan provide a complete code for those activities to which this section applies. Other than in relation to the provisions of 3.4 Energy, 3.7 Subdivision, 3.8 Financial Contributions and Reserve Requirements, the application of appropriate noise standards within the general section of the plan, and the Definitions in Section 5, no rule in any other part of this plan shall apply to any activity dealt with by this section, unless the application of that rule is directly referred to in this section of the Plan.

Please Note: The activities provided for below may require resource consents from the Otago Regional Council.

RULE INF.1 STANDARDS AND CONDITIONS

All activities provided for below, including permitted activities, must comply with the standards set out in Rule INF.13 where those standards are relevant to the activity in question.

RULE INF.2 TRANSPORTATION ROUTES

1. ROADS

(i) Existing Formed Legal Roads

The maintenance, upgrading or realignment of legal roads within legal road reserves or existing formed public roads not fully contained within the legal road reserve is a permitted activity except where the status/classification of the road is changed to State Highway or to a heavy traffic route in which case these activities become discretionary activities.

(ii) Encroachment beyond an Existing Road Reserve of Formed Road

The physical encroachment of a road due to upgrading, shape correction, or minor realignment works for the purpose of improving safety and efficiency of the road outside the existing road reserve boundary, is a permitted activity provided:

- (a) The area of land no longer required for road is rehabilitated for productive uses or is landscaped or rehabilitated effectively and permanently so to offset any removal of significant flora and/or habitat of significant fauna associated with the encroachment.
- (b) Any areas of soil, indigenous vegetation, riparian vegetation and margins disturbed by the construction work that are not incorporated into the new road carriageway are effectively reinstated to a standard no less than that which existed prior to the work taking place.
- (c) The safe and efficient operation of existing infrastructure is not adversely affected.
- (d) Stormwater control is integrated with the existing catchments stormwater drainage system.
- (e) No historic heritage item listed in Table 13.1 or Table 13.4 is affected.

- (f) No sites of cultural importance to Kai Tahu listed in Table 13.6 (Waahi Tapu) or Table 13.7 (Waahi Taoka and Mahika Kai) are affected;
- (g) Construction, including the relocation of the roads existing traffic flows, is managed to minimise any adverse effects of noise, vibration, dust, lightspill, glare, and the safety of any affected people/communities

Where these conditions cannot be met such activities shall be considered as restricted discretionary activities. Council shall restrict the exercise of its discretion to the matter that can not be complied with.

A resource consent application made under this rule shall not be publicly notified.

This rule does not apply where the status/classification of the road is changed to State highway or to a heavy traffic bypass. In these circumstances such activities become discretionary activities.

(iii) New Roads

The construction of a new road, whether aligned with a legal road reserve or not, is a discretionary activity except where the road is to be formed as part of subdivision consent, or where the road is to be formed in general accordance with the structure plan for the Industrial Resource Area (Toko Plains).

2. RAIL

(i) Existing Railway Lines

The maintenance and upgrading of existing rail lines, including the repair or replacement of any associated structures, and the operation of rail services within an existing and developed railway reserve are permitted activities.

(ii) Existing Railway Reserve

The development and operation of a railway line on an existing but undeveloped railway reserve is a restricted discretionary activity. Council shall restrict the exercise of its discretion to the following matters;

- The avoidance, remedying or mitigation of any significant adverse effects on the affected environment resulting from the generation of noise, vibration, glare, lightspill, stormwater run-off, and dust emissions;
- Any displacement, dislocation or severance of the affected communities;
- The avoidance, remedying or mitigation of any adverse effects on public safety;
- The integration with the existing transportation network, in particular intersections with the roading network;
- The safe and efficient operation of existing infrastructure;
- The risk to the safety of the public;
- The potential for material damage from erosion, subsidence, slippage, inundation or other natural hazard events and the likelihood that the exacerbation of any of these processes is avoided, remedied or mitigated.

(iii) Railway Development Outside of Reserve or Designated Area

The development and operation of a new railway line where there is no existing reserve or designation is a discretionary activity.

RULE INF.3 AIRPORTS

(i) Development of New Rural and Private Landing Strips

Rural landing strips for fixed wing aircraft (including gliders) and landing pads for helicopters associated with normal rural land management practices or for the private purposes of the property occupier or for recreational and private purposes (of a non-commercial nature) by other than the occupier, are permitted activities provided they are not located within 500 metres of any dwelling or other building that accommodates people (excluding those located on the subject property), a registered building site, or a separate parcel of land capable of accommodating a dwelling.

Any development that does not meet the permitted activity criteria is a discretionary activity.

(ii) Balclutha Aerodrome

The maintenance, operation and development of the Balclutha Aerodrome (as identified on Planning Maps U4 and U7) that is consistent with the relevant management plan are a permitted activity. Any development that is not consistent with the relevant management plan is a discretionary activity.

(iii) Commercial Airports, Landing Strips and Landing Pads

Except as provided for in (iv) below Airports, Landing Strips and Landing Pads providing for the transport of passengers, freight transport services or that act as a base for commercial operations (including commercial recreation operations) are discretionary activities.

(iv) Commercial Airports, Landing Strips and Landing Pads for Industrial Resource Area (Toko Plains)

Helicopter Pads providing for the transport of passengers, freight transport services or that act as a base for commercial operations (including commercial recreation operations) in the Industrial Resource Area (Toko Plains) are a restricted discretionary activity.

Council's discretion is limited to the following matters:

- The scale of the operation, including the frequency of flights.
- The adverse effects of noise on not only the adjacent environment but also those areas affected by flight paths.
- Visual effects.

Any increase in traffic volume and flow and its effect on the transportation network in the locality.

RULE INF.4 EXISTING NETWORK UTILITIES

With respect to existing telecommunication facilities and existing National Grid electricity transmission facilities and/or activities, this rule only applies to such facilities and/or activities not provided for in and/or controlled through the Resource Management (National Environmental

Standards for Telecommunication Facilities) Regulations 2008 and the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.

- (i) The operation, maintenance, repair, replacement, reconstruction and upgrading of existing network utilities and infrastructure is a permitted activity.

For the purpose of this rule 'upgrading' in relation to the appropriate infrastructure means:

- (a) Increasing the capacity of existing lines on same support structures by increasing the number of communication or electricity lines and circuits (sets of three conductors), including provision for minor strengthening.
 - (b) The resagging or bonding of lines or conductors
 - (c) Adding electrical or communication fittings and/or longer or more efficient insulators.
 - (d) Increasing the capacity of existing lines on same support structures by either replacing existing lines or conductors, including with higher capacity lines or conductors, or increasing the number of lines or conductors, including provision for minor strengthening.
 - (e) Installation of earthwires, which may contain telecommunication lines, earthpeaks and/or lightening rods on existing support structures, which do not currently have them to provide lightening protection and/or the installation of upgraded communication links
 - (f) Support structure replacement within the same location as the support structure that is to be replaced and/or the replacement of existing cross-arms with cross-arms of an alternative design:
 - (g) An increase in support structure height required to comply with the New Zealand Electrical Code of Practice 34:2001 by not more than 15% of the base height of the support structure, and where the base height is defined as the height of the structure at the date of public notification of the Plan;
 - (h) Increasing the voltage of an existing electricity line where that line is currently operating below its operating capacity.
 - (i) The replacement of existing poles, aerials, antenna, and dish antenna.
 - (j) The addition of new aerials, antenna, and dish antenna not exceeding 3 metres in diameter on existing support structures or on replacement support structures of the same dimension.
 - (k) The addition or removal of mast fittings, to or from an existing mast including, for example, light fittings, lightening protection devices, and aerial mountings.
 - (l) Upgrading for safety purposes, including the replacement of a building or structure for safety reasons or replacing or altering fencing around a mast.
 - (m) Upgrading single phase electricity supply to three phase supply systems.
 - (n) Upgrading an existing mast for the purposes of rust prevention.
 - (o) The upgrading of existing road, track or other access to an existing mast or line without any increase in the width of the existing access, to ensure that persons operating and maintaining the mast have all-weather four wheel drive access.
 - (p) Any work where, following the upgrading, the effects are no more than 10% greater than the intensity and/or scale of the utility prior to upgrading.
- (ii) The trimming and/or clearance of vegetation to enable the safe and efficient operation of utilities and infrastructure are a permitted activity.
- (iii) Any earthworks necessary to maintain the utility's function or to carry out an activity permitted by Rule 4(i) is a permitted activity.

- (iv) The removal of network utilities and infrastructure is a permitted activity.

RULE INF.5 BUILDINGS ANCILLARY TO OR ASSOCIATED WITH INFRASTRUCTURE

Buildings, excluding substations (*see Rule INF.12*) and buildings provided for in Rule INF.7 below, used for or in association with network utility activities are permitted activities throughout the District provided that:

- (a) The building does not exceed 20m² in gross floor area and/or 4m in height
- (b) The finish of the building shall be consistent with the surrounding environment.
- (c) This rule does not apply to buildings on land listed in the following tables and/or areas identified via the application of the following rules:
- Table 9 (SSWI Database);
 - Table 13.3A (Potentially Outstanding Landscapes);
 - Table 13.3B (Outstanding Natural Features);
 - Table 13.5 (Significant Wetlands);
 - Table 13.6 (Waahi Tapu);
 - Table 13.7 (Waahi Taoka and Mahika Kai);
 - Table 13.8 (Areas of Significant Habitat); and
 - Any areas as defined by Rules RRA.13 or COA.6 as requiring a resource consent

Where conditions (a) and (b) cannot be met such activities shall be considered as restricted discretionary activities. Council shall restrict the exercise of its discretion to the matter that cannot be complied with.

Such activities located within land listed under (c) shall be considered as discretionary activities.

RULE INF.6 HOUSEHOLD CONNECTIONS AND STREET LIGHTING

(i) Household Connections

Household connections to gas, water, drainage, sewer pipes, and television, electricity and telecommunication services are permitted activities provided that:

- (a) The services are constructed to, and conform to, the standards specified in NZS 4404:2004 Code of Practice for Urban Land Subdivision where relevant.
- (b) They are provided underground in land listed in the following:
- Table 9 (SSWI Database);
 - Table 13.3A (Potentially Outstanding Landscapes);
 - Table 13.3B (Outstanding natural Features);
 - Table 13.5 (Significant Wetlands);
 - Table 13.6 (Waahi Tapu);
 - Table 13.7 (Waahi Taoka and Mahika Kai);
 - Table 13.8 (Areas of Significant Habitat);
 - the streetscape precincts identified in Schedule 12; and

- in other circumstances where the service line is already underground

Except in respect of aerials, antenna and dish antenna that are attached to buildings.

- (c) Where conditions (a) and (b) cannot be met such activities shall be considered as restricted discretionary activities. Council shall restrict the exercise of its discretion to the matter that cannot be complied with.

(ii) Street Lighting

Poles and other support structures and connections to electricity supply for the purpose of street lighting are permitted activities.

RULE INF.7 UNDERGROUND UTILITIES AND ASSOCIATED INFRASTRUCTURE
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All underground or inground network utilities and ancillary pump stations, treatment plants and water supply intakes, including where such buildings are above ground, are permitted activities.

RULE INF.8 CONVEYANCE OF ELECTRICITY

This rule does not apply to activities provided for in Rule INF.4 Existing Utilities above. This Rule does apply to those electricity transmission facilities and/or activities not provided for by the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 and to distribution and reticulation lines.

(i) Electricity Lines, including support structures

(a) Industrial Resource Areas

New support structures not exceeding 13 metres in height are permitted activities in the Industrial Resource Area.

(b) Rural Resource Area

Except as provided in (ii) below, new overhead lines for the conveyance of electricity and communication, including new support structures not exceeding 13 metres in height are permitted activities in the Rural Resource Areas, subject to compliance with relevant conditions set out in Rule 13 and the following additional conditions:

- Poles/support structures are located to ensure the safe and efficient operation of the transportation network is maintained;
- Any road surface affected by the construction of the new line shall be reinstated to a condition of a similar or improved standard to that which existed prior to commencement of the work;
- No such line shall be located within 50 metres of any dwelling, subdivision for residential purposes or registered building platform located within an adjoining property.

Where these conditions cannot be met, the activity shall be a restricted discretionary activity with Council's discretion restricted to those matters listed in (c) below.

(c) All Other Resource Areas and Lines Exceeding 13 metres in Height.

Except as provided in (ii) below, new overhead lines for the conveyance of electricity and communication, including new support structures, of any height located within in the Urban, Rural Settlement, and Transitional Resource Areas of the District, and new overhead lines for the conveyance of electricity and communication, including new support structures that exceed 13 metres in height within the Rural and Industrial Resource Areas, are restricted discretionary activities.

Council shall restrict the exercise of its discretion to the following:

- The avoidance, remedying or mitigation of adverse effects on general landscape and amenity values, and methods to avoid, remedy or mitigate adverse effects (including the undergrounding of such lines) having regard to the operational efficiency of the network concerned;
- The avoidance, remedying or mitigation of any significant increase in risk to the safety of the public, in particular traffic safety;
- The maintenance of the efficient operation of other utilities and infrastructure and recreational resources. The avoidance, remedying or mitigation of adverse effects on the integrity of significant heritage and cultural values;
- The avoidance, remedying or mitigation of adverse effects on the integrity of values of importance to Kai Tahu;
- The avoidance, remedying or mitigation of construction effects such as the impact on traffic flows and road surfaces, and the effects of noise, vibration, lightspill, glare, stormwater run-off, and dust emissions;
- The avoidance, remedying or mitigation of adverse effects on existing land uses.

Note: This does not apply to overhead lines, including support structures that are reticulating land within new subdivisions. The effects of lines reticulating land within new subdivisions shall be subject to the subdivision consent process.

(ii) Electricity and Communication Lines, including support structures in Sensitive Areas.

New lines, including pylons, poles and other support structures together with associated lines, ancillary structures and telecommunication facilities for the purpose of conveying electricity and communication that are:

- located within land listed in the following tables and/or areas identified via the application of the following rules:
 - Table 9 (SSWI Database);
 - Table 13.3A (Potentially Outstanding Landscapes);
 - Table 13.3B (Outstanding natural Features);
 - Table 13.5 (Significant Wetlands);
 - Table 13.6 (Waahi Tapu);
 - Table 13.7 (Waahi Taoka and Mahika Kai);
 - Table 13.8 (Areas of Significant Habitat); and
 - Any areas as defined by Rule RRA.13 as requiring a resource consent
- located within the Coastal Resource Area;
- located within the streetscape precincts identified in Schedule 13;
- High voltage transmission lines designed to operate at or over 110kv that are to be located within 32 metres of a building or structure (excluding fences) occupied by people

or animals. The 32 metre distance shall be calculated horizontally each side of the centre line of the proposed high voltage transmission line;

are discretionary activities.

RULE INF.9 TELECOMMUNICATION AND RADIOCOMMUNICATION STRUCTURES

This rule does not apply to activities provided for in Rule INF.4 Existing Utilities above. This rule does apply to those telecommunication facilities not provided for by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008.

(i) Aerials, antenna, subscriber terminals/antennas, and dish antenna used for telecommunication and radiocommunication purposes are permitted activities provided that:

(a) Dish antenna does not exceed the following diameter:

- 1.2 metres in the Urban Resource Areas
- 1.8 metres in the “Service Retail Frontage” sites of the Urban Resource Areas
- 3 metres in the Industrial and Rural Resource Areas.

(b) The maximum height above the point of attachment to any building is no more than:

- 2 metres in the Urban Resource Areas;
- 5 metres in the “Service Retail Frontage” sites of the Urban Resource Areas, Industrial and Rural Resource Areas.

(c) This rule does not apply to areas:

- located within areas of outstanding landscape;
- located within the Coastal Resource Area;
- located within land listed in the following tables and/or areas identified via the application of the following rules:
 - Table 9 (SSWI Database);
 - Table 13.3A (Potentially Outstanding Landscapes);
 - Table 13.3B (Outstanding natural Features);
 - Table 13.5 (Significant Wetlands);
 - Table 13.6 (Waahi Tapu);
 - Table 13.7 (Waahi Taoka and Mahika Kai);
 - Table 13.8 (Areas of Significant Habitat); and
 - Any areas as defined by Rule RRA.13 as requiring a resource consent

(ii) Telecommunication cabinets and telephone booths not exceeding 15m² in area are permitted activities, except in areas identified as streetscape precincts in Schedule 13, in which case such activities shall be discretionary (restricted) activities. Council shall restrict the exercise of its discretion to the visual impact of the structures and methods to avoid, remedy or mitigate adverse effects having regard to the operational efficiency of the network concerned

Note: definition of ‘telecommunication’ includes “radiocommunication and broadcasting.

(iii) Telecommunication and radiocommunication structures (above ground) not exceeding 25 metres in height are:

(a) Permitted activities in the Rural Resource Area and the Industrial Resource Area (except for lattice towers) provided they are set back a minimum of 200 metres from any dwelling or

other building that accommodates people (excluding those located on the subject property) and any registered building site, and a minimum of 50 metres from any other legal boundary; and

- (b) Restricted discretionary activities in all other areas of the District (except for lattice towers),

Provided that this does not apply to areas:

- located within the Coastal Resource Area.
- located within land listed in the following tables and/or areas identified via the application of the following rules:
 - Table 9 (SSWI Database);
 - Table 13.3A (Potentially Outstanding Landscapes);
 - Table 13.3B (Outstanding natural Features);
 - Table 13.5 (Significant Wetlands);
 - Table 13.6 (Waahi Tapu);
 - Table 13.7 (Waahi Taoka and Mahika Kai);
 - Table 13.8 (Areas of Significant Habitat); and
 - Any areas as defined by Rule RRA.13 as requiring a resource consent
- located within the streetscape precincts identified in Schedule 13.

With respect to Rule (iii)(b), Council shall restrict the exercise of its discretion to the visual impact of those structures and methods to avoid, remedy or mitigate adverse effects having regard to the operational efficiency of the network concerned.

For the purposes of this rule, aerials, antenna with an area of 1m² or less, lightning rods, and dish antenna with a diameter of no more than 1.2 metres are excluded from the height calculation.

For the purposes of this rule, lattice towers are self supporting structures of cross beams or bars with spaces between as opposed to masts where the diameter at the base of the structure is approximately the same as the diameter at the top of the structure (whether or not the masts are held up by wires).

- (iv) Telecommunication and radiocommunication structures that exceed 25 metres in height (above ground) and lattice towers are discretionary activities.

- (v) Sensitive Areas

Regardless of height, telecommunication and radiocommunication structures;

- located within land listed in the following tables and/or areas identified via the application of the following rules: Table 9 (SSWI Database);
 - Table 13.3A (Potentially Outstanding Landscapes);
 - Table 13.3B (Outstanding natural Features);
 - Table 13.5 (Significant Wetlands);
 - Table 13.6 (Waahi Tapu);
 - Table 13.7 (Waahi Taoka and Mahika Kai);
 - Table 13.8 (Areas of Significant Habitat); and
 - Any areas as defined by Rule RRA.13 as requiring a resource consent
- located within the Coastal Resource Area
- located within the streetscape precincts identified in Schedule 12

- do not meet the setback standards of 9(iii)(a) above
- are discretionary activities.

RULE INF.10 METEOROLOGICAL FACILITIES

Meteorological facilities are permitted activities provided that:

(a) This does not apply such activities:

- located within land listed in the following tables and/or areas identified via the application of the following rules:
 - Table 9 (SSWI Database);
 - Table 13.3A (Potentially Outstanding Landscapes);
 - Table 13.3B (Outstanding natural Features);
 - Table 13.5 (Significant Wetlands);
 - Table 13.6 (Waahi Tapu);
 - Table 13.7 (Waahi Taoka and Mahika Kai);
 - Table 13.8 (Areas of Significant Habitat); and
 - Any areas as defined by Rule RRA.13 as requiring a resource consent
- located within the Coastal Resource Area
- located within the streetscape precincts identified in Schedule 13

(b) The maximum height of all structures including masts shall not exceed 7 metres in Urban, Rural Settlements and Industrial Resource Areas except where attached to the top of a building then the maximum height above point of attachment to any building shall be 2 metres.

(c) The maximum height of all structures including masts shall not exceed 80 metres in Rural Resource Area subject to the following conditions:

- where attached to the top of a building then the maximum height above point of attachment to any building shall be 5 metres;
- the mast is set back a minimum of 200 metres from any dwelling or other building that accommodates people (excluding those located on the subject property) and any registered building site
- the mast is set back a minimum of 50 metres from any other legal boundary
- the mast shall not have a diameter that exceeds 500mm.

(d) No building or structure shall be sited closer than 10 metres to the boundary of a site used for a residential activity.

(e) Maximum floor area of any structure shall not exceed 50m².

Where conditions (b) to (e) cannot be met or where such activities are to be located within the land identified in (a), then such activities shall be considered as restricted discretionary activities. Council shall restrict the exercise of its discretion to the following matters:

- The avoidance, remedying or mitigation of adverse effects on general landscape and amenity values, having regard to the operational efficiency of the network concerned;
- The avoidance, remedying or mitigation of adverse effects on ecological values, having regard to the operational efficiency of the network concerned;
- The avoidance, remedying or mitigation of any significant increase in risk to the safety of the public, in particular traffic safety;

- Provisions for the efficient operation of other existing utilities and infrastructure;
- The avoidance, remedying or mitigation of adverse effects on the integrity of significant heritage and cultural values;
- The avoidance, remedying or mitigation of adverse effects on the integrity of values of importance to Kai Tahu;
- The avoidance, remedying or mitigation of construction effects such as the impact on traffic flows and the effects of noise, vibration, lightspill, glare, stormwater run-off, and dust emissions;

RULE INF.11 SAFETY WORKS

Navigational aids, beacons, and other structures whose sole or primary purpose is to provide for public safety are permitted activities provided that;

- (i) they are no larger than required to fulfil their safety function;
- (ii) where they are located within land listed in the following tables and/or areas identified via the application of the following rules:
 - Table 9 (SSWI Database);
 - Table 13.3A (Potentially Outstanding Landscapes);
 - Table 13.3B (Outstanding natural Features);
 - Table 13.5 (Significant Wetlands);
 - Table 13.6 (Waahi Tapu);
 - Table 13.7 (Waahi Taoka and Mahika Kai);
 - Table 13.8 (Areas of Significant Habitat); and
 - Any areas as defined by Rules RRA.13 and COA.6 as requiring a resource consent
- (iii) they shall be finished in colours that blend with the existing environment except as required to fulfil their safety function.

RULE INF.12 SUBSTATIONS

Note: Substations associated with electricity generation facilities are provided for in Section 3.4 Energy and are not subject to these rules.

- (i) Distribution substations up to 66kV are permitted activities provided that:
 - (a) This does not apply to such activities:
 - located within land listed in the following tables and/or areas identified via the application of the following rules:
 - Table 9 (SSWI Database);
 - Table 13.3A (Potentially Outstanding Landscapes);
 - Table 13.3B (Outstanding natural Features);
 - Table 13.5 (Significant Wetlands);
 - Table 13.6 (Waahi Tapu);
 - Table 13.7 (Waahi Taoka and Mahika Kai);
 - Table 13.8 (Areas of Significant Habitat);and

- Any areas as defined by Rule RRA.13 as requiring a resource consent.
 - located within the Coastal Resource Area
 - located within the streetscape precincts identified in Schedule 12
 - substations associated with electricity generation facilities (see Energy Section)
- (b) The relevant standards set out in Rule 13 are complied with.
- (c) A strip of planting for amenity treatment purposes that provides a screening effect shall be provided either around the outside of the group of facilities which together comprise a substation or within or around the perimeter of the site.

Amenity treatment shall include trees or shrubs (without wilding potential as defined in the Canterbury/Otago “Plant Me Instead” guide – refer to the “Weedbuster” website) designed to achieve substantial screening of the equipment (excluding pylons, poles, or termination structures) at maturity while not comprising electricity security and/or safety or the objective of the structure.

- (ii) Substations not provided for in (i) above are discretionary activities provided that in the Industrial Resource Area substations of any size are permitted activities except where the substation adjoins or faces across a road an Urban or Rural Settlement Resource Area in which case substations are discretionary activities.

RULE INF.13 STANDARDS FOR INFRASTRUCTURE
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The following standards shall apply to all infrastructure, including permitted activities, where relevant:

(A) GROUND DISTURBANCE

- (i) Where the construction, maintenance, relocation or removal of infrastructure involves disturbance to the ground, at the completion of the work the ground shall be reinstated to a condition of a similar or improved standard to that which existed prior to commencement of the work. Reinstatement shall ensure any slumped areas are restored to the ground level that existed before the ground was disturbed. Should ground disturbance be required to be undertaken in areas adjoining Public Conservation Land and/or land located within the tables identified Policy INF.1 above, plant and machinery shall be effectively cleaned of weed seeds and/or weed material. Reinstatement of indigenous vegetation shall be on a “like with like” basis and any plants with wilding potential shall not be planted.
- (ii) All earthworks or other ground disturbance activities undertaken in the vicinity of water bodies shall be managed to ensure that contaminants (including sediment run-off from stockpiles and hazardous substances) do not enter the water body.

(B) ACCIDENTAL DISCOVERY PROTOCOL

The accidental discovery of cultural and/or archaeological material shall be managed in accordance with the “Accidental Discovery Protocol” attached at Schedule 12.

(C) REDUNDANT STRUCTURES

That where equipment or structures not being defined as “existing works” under the Electricity Act 1992 or Telecommunication Act 1987 are made redundant for whatever reason, they shall be

removed and the site restored and rehabilitated to the standard of surrounding land within 6 months of the facility becoming redundant.

(D) LANDSCAPING

For above ground structures (excluding lines and support structures for lines):

- (i) Those areas not occupied by structures or used for the operation of the facility, access or parking shall be planted for amenity purposes.
- (ii) In addition to (i) above, for permitted substations a strip of amenity treatment that provides a screening effect shall be provided either around the outside of the group of facilities which together comprise a substation or within or around the perimeter of the site.

Amenity treatment shall include trees or shrubs (without wilding potential as defined in the Canterbury/Otago "Plant Me Instead" guide – refer to the "Weedbuster" website) designed to achieve substantial screening of the equipment (excluding pylons, poles, or termination structures) at maturity while not comprising electricity security and/or safety or the objective of the structure.

(E) PARKING

Parking shall be provided on the following basis:

- (i) Where sites are unstaffed no parking shall be required.
- (ii) Where sites are staffed, parking, (in accordance with the standards set out in Rule TRAN.6), shall be provided on the basis of one space per person normally working at the site.

(F) RADIO FREQUENCY RADIATION

All facilities and infrastructure shall comply with the relevant provisions of New Zealand Standard NZS 2772.1 (1999) (Radio Frequency Fields) Part 1: Maximum Exposure Levels 3kHz – 30 GHz as measured in accordance with the applicable Interim Australia New Zealand Standard principles and methods of measurement at points where the public has access and NZS 6609: Part 2: 1990 (Radio Frequency radiation Part II: Principles and Methods of Measurement 100kHz – 300 GHz).

(G) NOISE

The rules and methods of Sections 3.13.4 and Section 3.13.5 shall apply to the noise effects of infrastructure. Where there is no specific New Zealand or other standard listed in this section, the standards of the relevant Resource Areas shall apply.

(H) VIBRATION

Vibration from construction activity shall comply with the peak particle velocity limits in table 1 of German Standard DIN 4150-3:1999 Structural Vibration – Effects of Vibration on Structures

(I) AS BUILT PLANS

Two copies of "As Built" plans, in a form as determined in consultation with Council's chief engineer, of all infrastructure are to be supplied to Council within three months of completion of all works except where a different time period is stipulated in a resource consent.

(J) BUILDING BULK AND LOCATION

Except as specifically provided elsewhere in this section, all buildings (excluding lines and masts) shall comply with the bulk and location standards of the underlying Resource Area.

(K) GLARE

No building shall be constructed, and/or left unfinished and/or clad in any protective material or cover which could reflect sufficient light to detract from the amenities of the neighbourhood, cause significant discomfort to residents in the locality or detract from traffic safety. Rule AME.2 Glare shall apply.

(L) CONSTRUCTION STANDARDS

Public and private drains, pumping stations and all connections thereto shall be constructed in accordance with the standards specified in New Zealand Standard NZS 4404:2004 Code of Practice for Urban Land Subdivision unless determined otherwise as part of a subdivision consent process.

(K) SEPARATION DISTANCES

Oxidation ponds or sewerage treatment facilities with the capacity of serving the equivalent of 50 or more people shall locate no closer than 150m from any residential building or other buildings primarily occupied by people for whatever purpose or 300m from any Urban, Transitional or Rural Settlement Resource Area.

RULE INF.14 BREACH OF STANDARDS AND RULES AND INFRASTRUCTURE NOT REFERRED TO

Unless otherwise stated, any activity that fails to comply with any relevant standard or condition set out in Rules 2 to 13, and any infrastructure activity not specifically referred to in this Section of this Plan, shall be a discretionary activity.