

Part 2: District Wide  
Matters

ENERGY,  
INFRASTRUCTURE  
AND TRANSPORT

**EIT**

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# ENERGY, INFRASTRUCTURE AND TRANSPORT

Status: EIT is operative.

## INTRODUCTION

### Infrastructure activities

Infrastructure is essential for the efficient functioning, economic development and social wellbeing of the district, region and nation. The District Plan provides for the effective operation, maintenance, upgrading and development of infrastructure as listed below, whilst minimising the adverse effects of such activities:

1. Pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal water or steam.
2. A network of equipment for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001.
3. A network of equipment for the purpose of radio communication as defined in section 2(1) of the radio communications Act 1989.
4. Facilities for the generation of electricity, lines and support structures for lines and associated equipment used or intended to be used to convey electricity.
5. A water supply storage and reticulation system, including a system for irrigation.
6. A drainage system including flood control stop banks.
7. A sewerage system including treatment, disposal of wastewater and reticulation, solid waste disposal sites and recycling sites.
8. Anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166.
9. Airports, runways and associated navigation aids and beacons.

The following infrastructure is of National Significance:

1. Renewable electricity generation which if applied cumulatively within the country reduces greenhouse gas emissions.
2. The high voltage electricity transmission network, which supplies electricity throughout New Zealand. The location of the transmission line is shown on the planning maps, and the electricity transmission corridor is defined in the definitions.
3. The regional transport network (state highways and urban arterials) is critical for the functioning of the Rotorua district and have a key role in the economic and social well-being of the Rotorua district, region and New Zealand.

Infrastructure of Strategic Importance includes high speed broadband that will be implemented during the life of the plan.

The road is the main location of utilities above and below ground, but this plan recognises that in some circumstances, utilities may need to locate outside of the road reserve and makes provision for this.

Pipe networks are mainly underground. The urban area is mainly serviced by underground telecommunication and electricity lines, whilst support structures such as poles and large transmission towers form part of above ground networks within the rural zones. Above ground, free standing infrastructure assets include the headworks at Utuhina, the Wastewater Treatment Plant at Ngāpuna, a network of water and sewerage pump stations, electricity substations and telecommunication cabinets.

### **Infrastructure activity provisions**

Provisions to manage infrastructure activities are contained in this part. Rules for micro wind turbines, micro hydro-electricity generation, domestic antennae and helicopter take-off and landing areas are also provided in the zone chapters.

Potential resource management tensions can occur between infrastructure activities and matters requiring attention under other national policy statements, matters of national importance under Part 2 of the RMA or other matters addressed in District Wide Chapters. The management of these tensions is addressed in the value-based District Wide chapters including ECO – Ecosystems and Indigenous Biodiversity, NATC – Natural Character, NFL – Natural Features and Landscapes and HH – Historic Heritage. This chapter must be read alongside such other chapters.

This chapter also needs to be read alongside the natural hazard provisions in NH – Natural Hazards. The objectives and policies for natural hazards are described in SD Strategic Direction.

Refer also to the objectives and policies for the sustainable development and use of renewable electricity, which are provided in SDRE – Renewable Energy and Emission Reduction; and the noise provisions in NOISE - Noise, which manage the noise from infrastructure and noise reverse sensitivity including with respect to the Rotorua Airport.

In addition, many network utilities and public works owned and operated by other requiring authorities, as well as major Council owned assets are designated and managed through the designations listed in Designations.

The reverse sensitivity effects on infrastructure are addressed in the zone chapters.

### **Rotorua Regional Airport obstacle limitation surfaces**

Obstacle Limitation Surfaces for the Rotorua Regional Airport are also addressed in this chapter. These are required to protect the airspace above and surrounding the Airport and specify height restrictions based on Civil Aviation Authority requirements. Height restrictions apply to objects including buildings, structures, masts, poles and trees under the Obstacle Limitation Surface (OLS). Any potential intrusion into the OLS cannot be undertaken without the express prior written consent of the Requiring Authority, being the Rotorua Regional Airport Limited. The Requiring Authority may remove any obstacle that penetrated the airspace height restrictions when the requirement for this Designation was notified on 17 December 2005. A number of sites within the OLS have been surveyed by the Requiring Authority and consent provided for structure up to 10 metres in height. These sites are identified within EIT-APP1.

### **National Grid Yard**

This chapter also contains rules for activities and earthworks near the National Grid, which assist to give effect to the National Policy Statement on Electricity Transmission 2008.

## **National Environmental Standards**

Outside the District Plan, there are also national environmental standards that address existing high voltage electricity transmission activities (the National Environmental Standards for Electricity Transmission Activities 2009) and telecommunication facilities installed by defined operators (the National Environmental Standards for Telecommunication Facilities 2016).

Generally, the national environmental standards prevail over the District Plan in respect of the activities addressed. The rules in this chapter address electricity transmission and telecommunication activities not covered by standards.

There are also situations where the standards expressly allow the District Plan to set more stringent standards, for example, in respect of historic heritage, significant natural areas, notable trees and visual amenity landscapes. These are addressed in other District Wide chapters.

## **ISSUES**

### **EIT-11 Location and design of infrastructure**

Most infrastructure is critical to the safe and efficient functioning of the district, region and nation, and even more so in the event of an emergency or natural disaster.

The plan needs to provide for the function (including the sustainable, secure, safe and efficient operation and maintenance) of infrastructure. The adverse effects on the environment need to be considered, whilst recognising that infrastructure has technical and operational requirements that dictate its location and design. Amenity, visual impacts to outstanding natural features and landscapes, significant indigenous biodiversity and habitats cultural historic heritage and water quality needs to be considered, as well as safety requirements. Although Lake Atiamuri and Lake Ōhakuri provide natural amenity and recreation value to the district, the primary purpose of these lakes is for hydro-electricity generation.

The aim of this chapter is to find the balance between providing for infrastructure and minimising its adverse effect on the environment.

### **EIT-12 Efficient high voltage electricity transmission network**

There is potential for the transmission network to be adversely affected by subdivision, use and development of surrounding land. New or expanded activities need to be carefully managed to protect the functioning of the High Voltage Electricity Transmission Network.

The National Policy Statement on Electricity Transmission elevates the national grid to be a matter of national significance. The national grid plays a vital role in the well-being of New Zealand, its people and the environment. To support this, the national policy statement intends that there are few constraints on the operation, maintenance, upgrading and development of the grid.

The security of electricity supply is also important for the economic development of the district, region and New Zealand. The plan must give effect to the National Policy Statement on Electricity Transmission. The Plan manages activities that can affect the safe and efficient operation of the existing electricity transmission network by way of a corridor management approach as well as providing for the continued operation, maintenance, upgrade and development of the electricity transmission network.

### **EIT-13 An efficient transport network**

The transport network is critical for the functioning of the Rotorua district and has a key role in the economic and social well-being of the Rotorua district, region and New Zealand. There is potential for existing infrastructure to be adversely affected by subdivision, use and development of surrounding land. New or expanded activities need to be carefully managed to protect the efficient operation of the transport network.

The urban area of Rotorua is at the intersection of five major highways. They are not classed as highways of national importance, but they are of critical importance to the region and the district's economic development now and in the future.

This strategic location on the state highway network causes Rotorua to be of key importance in supporting the economic flow of primary produce and freight from its source to its final destination such as the Port of Tauranga or elsewhere, and in the efficient safe movement of tourists and locals. This high connectivity with adjoining sub-regions therefore plays a significant role in the economy of Rotorua, the region and New Zealand.

Integration of land use and transport contributes positively towards accessibility and safety by influencing travel demand and appropriate land use development. This in turn contributes to economic growth by directing zone development in appropriate areas to optimise the transport network.

The Plan manages activities that have the potential to impact the efficient and safe function of the transport network. Development needs to be undertaken in a manner that does not reduce the safe and efficient operation of the transport network. A road hierarchy (Schedule EIT-SCHED1) indicates those roads that may require special treatment and management.

## OBJECTIVES

### The location and design of infrastructure

<b>EIT-O1</b> [15.3(4)]	Infrastructure that provides for the economic, cultural, social and environmental wellbeing of the Rotorua district, the region and New Zealand. <i>Policies EIT-P1 to EIT-P7</i>
<b>EIT-O2</b> [15.3(4)]	Infrastructure that avoids, mitigates or remedies the adverse effects on the character and amenity of the area. <i>Policies EIT-P8 to EIT-P11</i>
<b>EIT-O3</b> [15.3(4)]	Land use, subdivision and development that do not adversely affect the operation, maintenance, upgrading of and access to existing infrastructure. <i>Policies EIT-P12 to EIT-P14</i>

### Rotorua Regional Airport

<b>EIT-O4</b> [15.3(4)]	To promote the safe, effective and efficient operation of the Rotorua Regional Airport. <i>Policies EIT-P18 to EIT-P20</i>
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### High voltage electricity transmission

<b>EIT-O5</b> [1.3(6)]	An effective and efficient high voltage electricity transmission network that provides a safe and secure electricity supply to the district and beyond, while managing the environmental effects of the network and ensuring development does not adversely affect the safe and efficient operation of the transmission network. <i>Policies EIT-P15 to EIT-P17</i>
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### Transport network

<b>EIT-O6</b> [1.3(7)]	A regionally integrated, efficient, safe and sustainable transportation network that supports development and enables alternative modes of transport and contributes to economic growth. <i>Policies EIT-P18 to EIT-P22</i>
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**Reverse sensitivity**

<b>EIT-O7</b> [1.3(10)]	Subdivision, use and development that enables the continued efficient operation of existing development and activities. <i>Policies EIT-P23 to EIT-P24</i>
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**POLICIES****The location and design of infrastructure***Objective EIT-O1*

<b>EIT-P1</b> [15.3(1)(1)]	Enable the research, exploration, development, operation, maintenance and upgrading of infrastructure that avoids, remedies or mitigates adverse effects on the environment.
<b>EIT-P2</b> [15.3(1)(2)]	Recognise the technical and operational requirements and constraints of infrastructure when considering the actual and potential adverse effects, including cumulative effects of infrastructure on the environment.
<b>EIT-P3</b> [15.3(1)(3)]	Where adverse environmental effects cannot be avoided, remedied or mitigated, regard shall be given to offsetting measures and/or environmental compensation to benefit the local environment and community.
<b>EIT-P4</b> [15.3(1)(4)]	Infrastructure shall be co-located where practicable or otherwise designed, located, installed, operated and maintained to ensure the safe, secure and efficient operation of adjacent infrastructure is not compromised.
<b>EIT-P5</b> [15.3(1)(5)]	To acknowledge the ongoing operation, maintenance, and upgrading of existing renewable electricity generation infrastructure is necessary for the economic wellbeing of the District.
<b>EIT-P6</b> [15.3(1)(6)]	Sustainable utilisation and management of the District's natural and physical resources for electricity generation and associated critical infrastructure, whilst ensuring that adverse effects are avoided, remedied or mitigated.
<b>EIT-P7</b> [15.3(1)(4)]	Encourage where practical use of the road (and the area adjacent to the rural roads) as a utility corridor for utilities in preference to other areas.

*Objective EIT-O2*

<b>EIT-P8</b> [15.3(2)(1)]	Provide for underground low voltage electricity and telecommunication lines in the urban areas where possible to maintain and enhance the amenity values.
<b>EIT-P9</b> [15.3(2)(2)]	Above ground broadband lines are provided only where the capacity of existing overhead lines and structures is available.
<b>EIT-P10</b> [15.3(2)(3)]	Ensure that above ground infrastructure is designed and located in a manner that avoids, mitigates or remedies the adverse effects on the character of the surrounding environment.
<b>EIT-P11</b> [15.3(2)(4)]	Enable the development of infrastructure where the potential for reverse sensitivity effects will be minimised.

*Objective EIT-O3*

<b>EIT-P12</b> [15.3(3)(1)]	Avoid lake structures, recreational and commercial activities within a hydro-electricity core site as shown on the planning maps, because the primary purpose of Lake Ōhākuri and Lake Atiamuri is for hydro-electricity generation.
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<b>EIT-P13</b> [15.3(3)(2)]	Maintain the cultural and traditional relationship of tangata whenua with freshwater when considering renewable electricity generation proposals.
<b>EIT-P14</b> [15.3(3)(3)]	Avoid, remedy or mitigate adverse effects of new land use and development on the efficient operation, maintenance and access to existing infrastructure.

### High voltage electricity transmission

Objective EIT-05

<b>EIT-P15</b> [1.3(6)(1)]	Ensure the electricity transmission network is a safe, secure and efficient electricity transmission network which contributes to the economic, cultural and social wellbeing of the Rotorua district, region and New Zealand.
<b>EIT-P16</b> [1.3(6)(2)]	Protect the national grid network from reverse sensitivity effects through the maintenance of a high voltage electricity transmission corridor.
<b>EIT-P17</b> [1.6(6)(3)]	Provide for the operation, maintenance, upgrade and development of the high voltage electricity transmission network.

### Transport network

Objective EIT-04 and EIT-06

<b>EIT-P18</b> [1.3(7)(1)]	Protect the safety, efficiency, sustainability and capacity of the transport network through avoiding, remedying or mitigating the adverse effects of land use, development and subdivision.
<b>EIT-P19</b> [1.3(7)(2)]	Ensure the safe function and efficient use of the transport network to provide for the social, cultural and economic wellbeing of the Rotorua District and region.
<b>EIT-P20</b> [1.6(7)(3)]	Ensure the integrated management of road, rail and air transport networks facilitates the long-term efficient and sustainable management of the wider transport network.
<b>EIT-P21</b> [1.6(7)(4)]	Provide a safe, well connected, usable transport system including attractive pedestrian and cyclist networks and associated linkages.
<b>EIT-P22</b> [1.6(7)(5)]	Ensure that subdivision, use and development located in the vicinity of the district's transport network is appropriately designed to avoid, remedy or mitigate any reverse sensitivity effects such as noise and vibration.

### Reverse Sensitivity

Objective EIT-07

<b>EIT-P23</b> [1.3(10)(1)]	Manage the location and design of new subdivision, use and development within each zone to avoid adverse reverse sensitivity effects on existing activities.
<b>EIT-P24</b> [4.3.7.2]	Enable the safe, secure and efficient operation of the existing electricity transmission network while providing for residential development and other sensitive development in a way that avoids high hazard areas within the national grid corridor.



## RULES

The rules in the table below apply in addition to:

- the rules in Part 3 – Area Specific Matters (zone chapters and development area chapters); and
- the rules in the other chapters of Part 2 – District-wide Matters.

However, the rules in this chapter override the rules in Part 3 for the underlying zones and any development areas for the specific activities addressed, unless expressly stated in the explanations before the rule tables or in the individual rules.

The rules do not override the rules in Part 2 – District-wide Matters unless expressly stated.

For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated that a rule overrides another rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, How the Plan Works.

**Links to the rule categories are provided below:**

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### Zoning of road

The zoning of the road is that of the adjoining land. Where there are two different zones on either side of a road, the zone boundary shall apply to the respective centre line of that road. In some cases, a different activity status will apply to the infrastructure in the road to that within the adjoining zone, as set out in the rule table below.

## Rules for Infrastructure Activities

General			
<b>EIT-R1</b>		<b>An activity accessory to a permitted activity unless otherwise provided for in this table.</b>	[15.5(1)]
<b>Applicable Spatial Layers</b> All Zones	<p><b>1. Activity Status:</b> Permitted</p> <p><b>Performance Standards:</b></p> <ul style="list-style-type: none"> <li>a. Height <a href="#">EIT-S1</a>;</li> <li>b. Yards <a href="#">EIT-S2</a>;</li> <li>c. Radio frequency; electric and magnetic fields <a href="#">EIT-S3</a>; and</li> <li>d. Amenity screening <a href="#">EIT-S5</a>.</li> </ul>	<p><b>2. Activity Status:</b> Restricted Discretionary</p> <p><b>Where:</b></p> <p>Compliance is not achieved with the performance standards for EIT-R1(1).</p> <p><b>Matters of Discretion:</b></p> <ul style="list-style-type: none"> <li>a. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites;</li> <li>b. How the activity provides more efficient and practical use of the remainder of the site; and</li> <li>c. General <a href="#">EIT-MD2</a>.</li> </ul>	
<b>EIT-R2</b>		<b>An infrastructure activity not expressly stated in this table</b>	[15.5(3)]
<b>Applicable Spatial Layers</b> All Zones	<p><b>1. Activity Status:</b> Discretionary</p> <p><b>Assessment Criteria:</b></p> <ul style="list-style-type: none"> <li>a. General <a href="#">EIT-AC1</a>.</li> </ul>		
Electricity Transmission and Telecommunications			
<b>EIT-R3</b>		<b>Electricity and telecommunication lines</b>	[15.5(11), 15.5(12), 15.5(13), 15.5(14), 15.5(15)]
<b>Applicable Spatial Layers</b> All Zones	<p><b>1. Activity Status:</b> Permitted</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The activity is: <ul style="list-style-type: none"> <li>i. Operation, maintenance, replacement/ removal, upgrading, re-siting of existing overhead lines;</li> <li>ii. Underground lines;</li> <li>iii. All Rural Zones: overhead lines within 20 metres of the road centre line; or</li> <li>iv. All Rural Zones: overhead lines (including support structures) for individual property connection.</li> </ul> </li> </ul> <p><b>Performance Standards:</b></p> <ul style="list-style-type: none"> <li>a. Height <a href="#">EIT-S1</a>;</li> </ul>	<p><b>2. Activity Status:</b> Restricted Discretionary</p> <p><b>Where:</b></p> <p>Compliance is not achieved with the performance standards for EIT-R3(1).</p> <p><b>Matters of Discretion:</b></p> <ul style="list-style-type: none"> <li>a. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites;</li> <li>b. How the activity provides more efficient and practical use of the remainder of the site; and</li> <li>c. General <a href="#">EIT-MD2</a>.</li> </ul>	

	<ul style="list-style-type: none"> <li>b. Yards <a href="#">EIT-S2</a>;</li> <li>c. Radio frequency; electric and magnetic fields <a href="#">EIT-S3</a>;</li> <li>d. Re-siting infrastructure <a href="#">EIT-S4</a>; and</li> <li>e. Amenity screening <a href="#">EIT-S5</a>.</li> </ul>	
<b>Applicable Spatial Layers</b> All Zones	<b>3. Activity Status:</b> Discretionary <b>Where:</b> The activity is not provided for in EIT-R1(1). <b>Assessment Criteria:</b> <ul style="list-style-type: none"> <li>a. General <a href="#">EIT-AC1</a>.</li> </ul>	
<b>EIT-R4</b>	<b>Amateur radio service telecommunication masts</b>	[15.5(17)]
<b>Applicable Spatial Layers</b> All Zones	<b>1. Activity Status:</b> Permitted <b>Performance Standards:</b> <ul style="list-style-type: none"> <li>a. Height <a href="#">EIT-S1</a>;</li> <li>b. Yards <a href="#">EIT-S2</a>;</li> <li>c. Radio frequency; electric and magnetic fields <a href="#">EIT-S3</a>; and</li> <li>d. Amenity screening <a href="#">EIT-S5</a>.</li> </ul>	<b>2. Activity Status:</b> Restricted Discretionary <b>Where:</b> Compliance is not achieved with the performance standards for EIT-R4(1). <b>Matters of Discretion:</b> <ul style="list-style-type: none"> <li>a. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites;</li> <li>b. How the activity provides more efficient and practical use of the remainder of the site; and</li> <li>c. General <a href="#">EIT-MD2</a>.</li> </ul>
<b>EIT-R5</b>	<b>Telecommunication cabinets</b>	[15.5(18), 15.5(20)]
<b>Applicable Spatial Layers</b> All Zones	<b>1. Activity Status:</b> Permitted <b>Where:</b> If located in Residential Zones, Reserve Zones or Water Zone, the activity is limited to maintenance, and upgrade of existing freestanding telecommunication cabinets. <b>Performance Standards:</b> <ul style="list-style-type: none"> <li>a. Height <a href="#">EIT-S1</a>;</li> <li>b. Yards <a href="#">EIT-S2</a>;</li> <li>c. Radio frequency; electric and magnetic fields <a href="#">EIT-S3</a>;</li> <li>d. Re-siting infrastructure <a href="#">EIT-S4</a>; and</li> <li>e. Amenity screening <a href="#">EIT-S5</a>.</li> </ul>	<b>2. Activity Status:</b> Restricted Discretionary <b>Where:</b> Compliance is not achieved with the performance standards for EIT-R5(1). <b>Matters of Discretion:</b> <ul style="list-style-type: none"> <li>a. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites;</li> <li>b. How the activity provides more efficient and practical use of the remainder of the site; and</li> <li>c. General <a href="#">EIT-MD2</a>.</li> </ul>
<b>Applicable Spatial Layers</b>	<b>3. Activity Status:</b> Discretionary <b>Where:</b>	

<p>All Residential Zones</p> <p>All Reserves Zones and Water Zone</p>	<p>The activity is not maintenance, and upgrade of freestanding telecommunication cabinets permitted under EIT-R5(1).</p> <p><b>Assessment Criteria:</b></p> <p>a. General <a href="#">EIT-AC1</a>.</p>	
<p><b>EIT-R6 Other freestanding telecommunication facilities</b></p>		<p>[15.5(16), 15.5(20)]</p>
<p><b>Applicable Spatial Layers</b></p> <p>All Zones</p>	<p><b>1. Activity Status:</b> Permitted</p> <p><b>Where:</b></p> <p>If located in Residential Zones, Reserve Zones or Water Zone, the activity is limited to maintenance, and upgrade of existing freestanding telecommunication facilities.</p> <p><b>Performance Standards:</b></p> <p>a. Height <a href="#">EIT-S1</a>.</p> <p>b. Yards <a href="#">EIT-S2</a></p> <p>c. Radio frequency; electric and magnetic fields <a href="#">EIT-S3</a></p> <p>d. Re-siting infrastructure <a href="#">EIT-S4</a>; and</p> <p>e. Amenity screening <a href="#">EIT-S5</a>.</p>	<p><b>2. Activity Status:</b> Restricted Discretionary</p> <p><b>Where:</b></p> <p>Compliance is not achieved with the performance standards for EIT-R6(1).</p> <p><b>Matters of Discretion:</b></p> <p>a. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites;</p> <p>b. How the activity provides more efficient and practical use of the remainder of the site; and</p> <p>c. General <a href="#">EIT-MD2</a>.</p>
<p><b>Applicable Spatial Layers</b></p> <p>Residential Zones</p> <p>Reserves Zones and Water Zone</p>	<p><b>3. Activity Status:</b> Discretionary</p> <p><b>Where:</b></p> <p>The activity is not maintenance, and upgrade of freestanding telecommunication facilities permitted under EIT-R6(1).</p> <p><b>Assessment Criteria:</b></p> <p>a. General <a href="#">EIT-AC1</a>.</p>	
<p><b>EIT-R7 Antennas attached to buildings</b></p>		<p>[15.5(19)]</p>
<p><b>Applicable Spatial Layers</b></p> <p>All Zones except Reserves Zones and Water Zone</p>	<p><b>1. Activity Status:</b> Permitted</p> <p><b>Performance Standards:</b></p> <p>a. Height <a href="#">EIT-S1</a>;</p> <p>b. Yards <a href="#">EIT-S2</a>;</p> <p>c. Radio frequency; electric and magnetic fields <a href="#">EIT-S3</a>; and</p> <p>d. Amenity screening <a href="#">EIT-S5</a>.</p>	<p><b>2. Activity Status:</b> Restricted Discretionary</p> <p><b>Where:</b></p> <p>Compliance is not achieved with the performance standards for EIT-R7(1).</p> <p><b>Matters of Discretion:</b></p> <p>a. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites;</p> <p>b. How the activity provides more efficient and practical use of the remainder of the site; and</p> <p>c. General <a href="#">EIT-MD2</a>.</p>
<p><b>Applicable Spatial Layers</b></p>	<p><b>3. Activity Status:</b> Discretionary</p>	

Reserve Zones and Water zones	<b>Assessment Criteria:</b> a. General <a href="#">EIT-AC1</a> .	
<b>EIT-R8</b>	<b>Substations</b>	[15.5(20), 15.5(21), 15.5(22), 15.5(23)]
<b>Applicable Spatial Layers</b> All Zones	<p><b>1. Activity Status:</b> Permitted</p> <p><b>Where:</b></p> <p>a. The substation is in an Industrial Zone;</p> <p>b. The activity is limited to maintenance, replacement and upgrade of existing substations ; or</p> <p>c. The substation is located outside the City Centre Zone and does not exceed 6.5m<sup>2</sup> in gross floor area.</p> <p><b>Performance Standards:</b></p> <p>a. Height <a href="#">EIT-S1</a>;</p> <p>b. Yards <a href="#">EIT-S2</a>;</p> <p>c. Radio frequency; electric and magnetic fields <a href="#">EIT-S3</a>;</p> <p>d. Re-siting infrastructure <a href="#">EIT-S4</a>; and</p> <p>e. Amenity screening <a href="#">EIT-S5</a>.</p>	<p><b>3. Activity Status:</b> Restricted Discretionary</p> <p><b>Where:</b></p> <p>Compliance is not achieved with the performance standards for EIT-R8(1) or (2).</p> <p><b>Matters of Discretion:</b></p> <p>a. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites;</p> <p>b. How the activity provides more efficient and practical use of the remainder of the site; and</p> <p>c. General <a href="#">EIT-MD2</a>.</p>
<b>Applicable Spatial Layers</b> All Zones except City Centre Zones and Industrial Zones	<p><b>2. Activity Status:</b> Controlled</p> <p><b>Where:</b></p> <p>The substation exceeds 6.5m<sup>2</sup> in gross floor area but does not exceed 20m<sup>2</sup>.</p> <p><b>Performance Standards:</b></p> <p>a. Height <a href="#">EIT-S1</a>;</p> <p>b. Yards <a href="#">EIT-S2</a>;</p> <p>c. Radio frequency; electric and magnetic fields <a href="#">EIT-S3</a>;</p> <p>d. Re-siting infrastructure <a href="#">EIT-S4</a>; and</p> <p>e. Amenity screening <a href="#">EIT-S5</a>.</p> <p><b>Matters of Control:</b></p> <p>a. General <a href="#">EIT-MC1</a>.</p>	
<b>Applicable Spatial Layers</b> All Zones except Industrial Zones	<p><b>4. Activity Status:</b> Discretionary</p> <p><b>Where:</b></p> <p>a. The subdivision is not permitted under EIT-R8(1).</p> <p>b. The substation is located in City Centre Zones and does not exceed 6.5m<sup>2</sup> in gross floor area; or</p> <p>c. The substation is located outside City Centre Zones and exceeds 20m<sup>2</sup> in gross floor area.</p> <p><b>Assessment Criteria:</b></p> <p>a. General <a href="#">EIT-AC1</a>.</p>	

<b>Applicable Spatial Layers</b> City Centre Zones	<b>5. Activity Status:</b> Non-Complying <b>Where:</b> a. The substation is located in City Centre Zones and exceeds 6.5m <sup>2</sup> in gross floor area and is not permitted under rule EIT-R8(1).	
<b>Water, Sewage, Wastewater and Solid Waste</b>		
<b>EIT-R9      Underground pipe networks for the conveyance of water (including geothermal water), stormwater or sewage; and ancillary equipment and associated pump stations</b> <span style="float: right;">[15.5(24)]</span>		
<b>Applicable Spatial Layers</b> All Zones	<b>1. Activity Status:</b> Permitted <b>Where:</b> The above ground dimensions are less than 50m <sup>2</sup> gross floor area. <b>Performance Standards:</b> a. Height <a href="#">EIT-S1</a> ; b. Yards <a href="#">EIT-S2</a> ; and c. Amenity screening <a href="#">EIT-S5</a> .	<b>2. Activity Status:</b> Restricted Discretionary <b>Where:</b> Compliance is not achieved with the performance standards for EIT-R9(1). <b>Matters of Discretion:</b> a. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; and c. General <a href="#">EIT-MD1</a> .
<b>EIT-R10      Above ground infrastructure for storage or drainage of water (including geothermal water and steam) stormwater or sewerage</b> <span style="float: right;">[15.5(25)]</span>		
<b>Applicable Spatial Layers</b> All Zones	<b>1. Activity Status:</b> Discretionary <b>Where:</b> a. The activity may include: i. Reservoir, irrigation races, open drains, stormwater retention ponds, flood control stop banks; or ii. Wastewater treatment plant, spray irrigation of treated wastewater and whey and waste-water disposal sites. <b>Assessment Criteria:</b> a. General <a href="#">EIT-AC1</a> .	
<b>EIT-R11      Composting sites, solid waste management sites and transfer and recycling stations</b> <span style="float: right;">[15.5(26)]</span>		
<b>Applicable Spatial Layers</b> All Zones except Reserves Zones and Water Zone	<b>1. Activity Status:</b> Discretionary <b>Assessment Criteria:</b> a. General <a href="#">EIT-AC1</a> .	

<b>Applicable Spatial Layers</b> All Reserves Zones and Water Zone	<b>2. Activity Status: Non-Complying</b>	
<b>Gas and Petroleum</b>		
<b>EIT-R12 Pipelines for the transmission of gas or petroleum; and ancillary equipment including connecting and station sites</b>		<i>[15.5(27), 15.5(28), 15.5(29), 15.5(30), 15.5(31)]</i>
<b>Applicable Spatial Layers</b> All Zones	<b>1. Activity Status: Permitted</b> <b>Where:</b> a. The activity is: i. maintenance, replacement or upgrading of existing infrastructure; ii. the infrastructure is for the transmission of natural or manufactured gas and the pipe network is underground; or iii. Rural 1 Zone: the infrastructure is for the transmission of petroleum and the pipe network is underground. <b>Performance Standards:</b> a. Height <a href="#">EIT-S1</a> ; b. Yards <a href="#">EIT-S2</a> ; c. Re-siting infrastructure <a href="#">EIT-S4</a> ; and d. Amenity screening <a href="#">EIT-S5</a> .	<b>3. Activity Status: Restricted Discretionary</b> <b>Where:</b> Compliance is not achieved with the performance standards for EIT-R12(1) or(2). <b>Matters of Discretion:</b> a. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; and c. General <a href="#">EIT-MD2</a> .
<b>Applicable Spatial Layers</b> Rural 1 Zone	<b>2. Activity Status: Controlled</b> <b>Where:</b> The pipe network is above ground. <b>Performance Standards:</b> a. Height <a href="#">EIT-S1</a> ; b. Yards <a href="#">EIT-S2</a> ; c. Re-siting infrastructure <a href="#">EIT-S4</a> ; and d. Amenity screening <a href="#">EIT-S5</a> . <b>Matters of Control:</b> a. General <a href="#">EIT-MC1</a> .	
<b>Applicable Spatial Layers</b> Rural 2 and 3 Zones	<b>4. Activity Status: Discretionary</b> <b>Where:</b> The pipe network is above ground. <b>Assessment Criteria:</b> a. General <a href="#">EIT-AC1</a> .	

<b>Applicable Spatial Layers</b> All Zones except Rural Zones	<b>5. Activity Status:</b> Discretionary <b>Where:</b> The pipe network is for petroleum and below ground. <b>Assessment Criteria:</b> a. General <a href="#">EIT-AC1</a> .	
<b>Applicable Spatial Layers</b> All Zones except Rural Zones	<b>6. Activity Status:</b> Non-Complying <b>Where:</b> The pipe network is above ground.	
<b>Electricity Generation Infrastructure</b>		
<b>EIT-R13 Hydro and geothermal electricity generation facilities</b>		<i>[15.5(32) 15.5(33), 15.5(34)]</i>
<b>Applicable Spatial Layers</b> Rural Zones Industrial Zones Reserves Zones and Water Zone.	<b>1. Activity Status:</b> Permitted <b>Where:</b> a. The activity is operation, upgrade and maintenance of existing facilities; and b. The activity may include: i. Exiting and new steamfield activities (including separation plants, wells and pipe network); or ii. Accessory buildings and activities. <b>Performance Standards:</b> a. Height <a href="#">EIT-S1</a> ; b. Yards <a href="#">EIT-S2</a> ; c. Radio frequency; electric and magnetic fields <a href="#">EIT-S3</a> ; d. Re-siting infrastructure <a href="#">EIT-S4</a> ; and e. Amenity screening <a href="#">EIT-S5</a> .	<b>3. Activity Status:</b> Restricted Discretionary <b>Where:</b> Compliance is not achieved with the performance standards for EIT-R13(1) or (2). <b>Matters of Discretion:</b> a. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites; b. How the activity provides more efficient and practical use of the remainder of the site; and c. General <a href="#">EIT-MD2</a> .
<b>Applicable Spatial Layers</b> Industrial 2 Zones	<b>2. Activity Status:</b> Controlled <b>Where:</b> a. The activity is new hydro-electricity generation facilities including related pipe network and accessory buildings and activities; or b. The activity is new geothermal electricity generation facilities, including accessory buildings and activities, on a geothermal field for development as shown on the planning maps.	



	<p><b>Performance Standards:</b></p> <ul style="list-style-type: none"> <li>a. Height <a href="#">EIT-S1</a>;</li> <li>b. Yards <a href="#">EIT-S2</a>;</li> <li>c. Radio frequency; electric and magnetic fields <a href="#">EIT-S3</a>; and</li> <li>d. Amenity screening <a href="#">EIT-S5</a>.</li> </ul> <p><b>Matters of Control:</b></p> <ul style="list-style-type: none"> <li>a. <a href="#">EIT-MC1</a>.</li> </ul>	
<p><b>Applicable Spatial Layers</b> All Zones</p>	<p><b>4. Activity Status:</b> Discretionary</p> <p><b>Where:</b> The activity is not provided for in Rule EIT-13(1) or (2).</p> <p><b>Assessment Criteria:</b></p> <ul style="list-style-type: none"> <li>a. General <a href="#">EIT-AC1</a>.</li> </ul>	
<b>EIT-R14</b>	<b>Large scale wind turbines or solar electricity generation facilities</b>	<i>[15.5(35)]</i>
<p><b>Applicable Spatial Layers</b> Rural Zones</p>	<p><b>1. Activity Status:</b> Discretionary</p> <p><b>Assessment Criteria:</b></p> <ul style="list-style-type: none"> <li>a. General <a href="#">EIT-AC1</a>.</li> </ul>	
<b>Transport</b>		
<b>EIT-R15</b>	<b>Meteorological stations and navigational aids</b>	<i>[15.5(37)]</i>
<p><b>Applicable Spatial Layers</b> All Zones</p>	<p><b>1. Activity Status:</b> Controlled</p> <p><b>Performance Standards:</b></p> <ul style="list-style-type: none"> <li>a. Height <a href="#">EIT-S1</a>;</li> <li>b. Yards <a href="#">EIT-S2</a>; and</li> <li>c. Amenity screening <a href="#">EIT-S5</a>.</li> </ul> <p><b>Matters of Control:</b></p> <ul style="list-style-type: none"> <li>a. <a href="#">EIT-MC1</a>.</li> </ul>	<p><b>2. Activity Status:</b> Restricted Discretionary</p> <p><b>Where:</b> Compliance is not achieved with the performance standards for EIT-R15(1).</p> <p><b>Matters of Discretion:</b></p> <ul style="list-style-type: none"> <li>a. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites;</li> <li>b. How the activity provides more efficient and practical use of the remainder of the site; and</li> <li>c. General <a href="#">EIT-MD2</a>.</li> </ul>
<b>EIT-R16</b>	<b>Airport, runway and associated navigation aids and beacons</b>	<i>[15.5(36)]</i>
<p><b>Applicable Spatial Layers</b> All Rural Zones</p>	<p><b>1. Activity Status:</b> Discretionary</p> <p><b>Assessment Criteria:</b></p> <ul style="list-style-type: none"> <li>a. General <a href="#">EIT-AC1</a>.</li> </ul>	

<b>Applicable Spatial Layers</b>  All Reserves Zones and Water Zone	<b>2. Activity Status: Non-Complying</b>
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## Advice Notes:

Compliance with the rules for a permitted activity does not constitute approval from the road controlling authority/requiring authority (Waka Kotahi (NZTA)) for State Highways or Rotorua District Council for local roads). Such approval shall be obtained prior to any works commencing.

## Rules for the Rotorua Regional Airport Obstacle Limitation Surface

General		
<b>EIT-R17</b>	<b>Buildings and structures</b>	<i>[4.6(1), 6.6(1), 7.6(1), 8.6(1)(1), 8.6(2)(1), 8.6(3)(1), 9.6(1), 10.6(1), 15.6.1(1), 15.6.2(1)]</i>
<b>Applicable Spatial Layers</b>  All Zones	<b>1. Activity Status: Permitted</b>  <b>Performance Standards:</b> <ol style="list-style-type: none"> <li>a. The building or structure does not penetrate the Obstacle Limitation Surface as defined by Rotorua Regional Airport Limited designation RDC-501 and shown on the planning maps.</li> <li>b. Exceptions: The performance standard does not apply to an activity on a site approved by the Requiring Authority to contain buildings or structures no more than 10 metres from the natural ground level as set out in Appendix <a href="#">EIT-APP1</a>, which is consistent with this approval.</li> </ol>	<b>2. Activity Status: Restricted Discretionary</b>  <b>Where:</b>  Compliance is not achieved with the performance standards for Rule EIT-R17(1).  <b>Matters of Discretion:</b> <ol style="list-style-type: none"> <li>a. Non-Compliance <a href="#">EIT-MD1</a>.</li> </ol>

## Advice Note:

The Airspace Rotorua Airport and surrounding district (as more particularly detailed in the planning maps and Designation) falls within the airport approach and take-off Obstacle Limitation Surfaces (OLS). Objects penetrating the OLS are also affected by this designation. For the avoidance of doubt, the effect of the OLS does not exclude trees.

## Rules for the National Grid Yard and Corridor

Buildings and Structures		
<b>EIT-R18</b>	<b>Buildings and structures within the National Grid Yard</b>	<i>[4.5(51), 4.5(52), 4.5(53), 4.5(54), 6.5(56), 6.5(57), 6.5(58), 7.5(65), 7.5(66), 7.5(67), 7.5(68), 9.5(114), 9.5(115), 9.5(116), 10.5(43), 10.5(44), 10.5(46)]</i>
<b>Applicable Spatial Layers</b>  All Zones	<b>1. Activity Status: Permitted</b> <b>Where:</b> <ol style="list-style-type: none"> <li>a. The activity is a Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or</li> <li>b. The activity is a fences less than 2.5m in height and more than 5m from the nearest support structure; or</li> <li>c. Residential Zones, Commercial Zones, Industrial Zones or Reserve Zones: The activity is in an existing developed site; and               <ol style="list-style-type: none"> <li>i. Is an uninhabitable accessory building; or</li> <li>ii. A building that is not associated with a sensitive activity; or</li> </ol> </li> <li>d. The activity is more than 12m from the outer visible edge of a National Grid support structure foundation or stay wire and is:               <ol style="list-style-type: none"> <li>i. Alterations and additions to existing buildings that do not involve an increase in the building envelope or height;</li> <li>ii. Any official or safety sign required by law or provided by any statutory body in accordance with its powers under any law;</li> <li>iii. Residential Zones, Commercial Zones, Industrial Zones and Rural Zones: An accessory building for a sensitive activity that is under 2.5m high and 10m<sup>2</sup> in area;</li> <li>iv. Rural Zones: uninhabitable farm (including horticulture) buildings, accessory buildings and structures, but excluding                   <ol style="list-style-type: none"> <li>1. milking sheds;</li> <li>2. commercial glass houses;</li> </ol> </li> </ol> </li> </ol>	<b>2. Activity Status: Non-Complying</b> <b>Where:</b> Compliance is not achieved with the performance standards for Rule EIT-R18(1). <b>Notification:</b> Where an activity requires resource consent because it is within the National Grid Yard then the application need not be publicly notified and need not be served on any affected party apart from Transpower New Zealand limited who will be considered an affected party.

	<p>3. PSA structures; and</p> <p>4. intensive farming activities; or</p> <p>e. The activity is in a Rural Zone within 12m from the outer visible edge of a national Grid support structure foundation or stay wire and is:</p> <p>i. Horticultural structures between 8m and 12m from a pole (but not a tower) support structure</p> <p>ii. An agricultural or horticultural structure where Transpower has given written approval in accordance with clause 2.4.1 of NZECP34:2001 to be located within 12m of a tower or 6m of a pole support structure.</p> <p><b>Performance Standards:</b></p> <p>a. Activities, buildings and structures within the National Grid Yard, shall comply with at least one of the following performance standards:</p> <p>i. A minimum vertical clearance of 10 metres below the lowest point of the conductor associated with National Grid lines; or</p> <p>ii. Demonstrate that safe electrical clearance distances are maintained in accordance with Sections 2 and 3 of The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001)</p> <p>b. Horticultural structures permitted under (d)(ii)(1):</p> <p>i. meet the requirements of New Zealand Electrical Code Of Practice for Electrical Safe Distances (NZECP 34:2001)</p> <p>ii. are no more than 2.5m high</p> <p>iii. are removable or temporary, to allow a clear working space 12 metres from the pole when necessary for maintenance purposes</p> <p>iv. allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane</p>	
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<p><b>Applicable Spatial Layers</b> All Zones</p>	<p><b>3. Activity Status: Non-Complying</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The activity is:             <ul style="list-style-type: none"> <li>i. A new building or addition to an existing building that involves an increase in the building envelope or height, for a sensitive activity;</li> <li>ii. A change in use to a sensitive activity or the establishment of a new sensitive activity;</li> <li>iii. Rural Zones: Milking shed, commercial glasshouses, PSA structures or other buildings for an intensive agricultural production activity (excluding accessory structures); or</li> <li>iv. A building or structure within the National Grid Yard that is not provided for under Rule EIT-R18(1).</li> </ul> </li> </ul> <p><b>Notification:</b></p> <p>Where an activity requires resource consent because it is within the National Grid Yard then the application need not be publicly notified and need not be served on any affected party apart from Transpower New Zealand limited who will be considered an affected party.</p>
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Advice Notes:

1. These rules needs to be read alongside the District Plan maps, which identify the transmission lines, and the District Plan definitions of National Grid Yard and National Grid Corridor.
2. Vegetation to be planted within the National Grid Corridor or in close proximity to any sub-transmission or distribution electricity line should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.
3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) contains restrictions on the location of structures and activities around electricity lines. Compliance with this code is mandatory. Compliance with this plan does not ensure compliance with NZECP34:2001. The electricity line operator can be contacted for advice for any activities around the electricity network.

**Earthworks**

<p><b>EIT-R19</b></p>	<p><b>Earthworks within the National Grid Corridor</b></p>	<p>[A10.2(2)]</p>
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<p><b>Applicable Spatial Layers</b> All Zones</p>	<p><b>1. Activity Status: Permitted</b></p> <p><b>Performance Standards</b></p> <ul style="list-style-type: none"> <li>a. Around transmission poles, earthworks shall be:             <ul style="list-style-type: none"> <li>i. No deeper than 300mm within 2.2 metres of a transmission pole support structure or stay wire; and</li> <li>ii. No deeper than 750mm between 2.2 to 5.0 metres from a transmission pole support structure or stay wire.</li> <li>iii. Exception: Vertical holes not exceeding 500mm diameter beyond 1.5 metres from the outer edge of a pole support structure</li> </ul> </li> </ul>	<p><b>2. Activity Status: Non-Complying</b></p> <p><b>Where:</b></p> <p>Compliance is not achieved with the performance standards in EIT-19(1).</p>
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	<p>or stay wire are exempt from (a) and (b) above.</p> <p>b. Around towers, earthworks within the National Grid Corridor shall be:</p> <p>i. No deeper than 300mm within 6.0 metres of the outer visible edge of a transmission tower support structure; and</p> <p>ii. No deeper than 3.0 metres between 6.0 to 12.0 metres from the outer visible edge of a transmission tower support structure.</p> <p>c. Earthworks within the National Grid Corridor shall not:</p> <p>i. Create an unstable batter that will affect a transmission support structure; or</p> <p>ii. Result in a reduction of the conductor clearance distances as required by NZECP34:2001.</p> <p>d. Exception: Earthworks shall be exempt from the requirements of c) above if undertaken either:</p> <p>i. By a network utility operator; or</p> <p>ii. As part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath or driveway or farm track.</p>	
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## Performance Standards

The following performance standards apply if listed in the rule table for the relevant activity.

### EIT-S1 Height

[15.6(1), 15.6(2)]

1. Infrastructure located within the road
  - a. Any building shall not exceed 5m above the natural ground level or the finished ground level. This excludes overhead lines and support structures, wind turbines, as well as freestanding telecommunication facilities.
  - b. Overhead lines, support structures and attached structures shall not exceed 14m above the natural ground level.
  - c. Freestanding telecommunication facilities shall not exceed 13m above the natural ground level.
2. Infrastructure located other than within the road
  - a. Any building, excluding infrastructure provided for in subsection b – f below, shall comply with the height standard of that zone;

- b. Any overhead line and support structure shall not exceed 14m above the natural ground level, except that electricity transmission lines and support structures shall not exceed 45 metres;
- c. Freestanding telecommunication facilities:
  - i. Within the Rural and Industrial Zones shall not exceed 25m above the natural ground level;
  - ii. Within the Commercial Zone shall not exceed 20m above the natural ground level;
  - iii. Within the Reserves Zone shall not exceed 15m above the natural ground level;
  - iv. Within the Residential Zone shall not exceed 20m above the natural ground level for amateur radio service network utilities;
  - v. Where more than one operator is co-located on the same mast, the maximum height of freestanding facilities can be increased by 3m;
  - vi. Any antenna attached to an existing building, shall not exceed the height limit of the zone or the height of the building (whichever is the higher) by more than 3m in the Commercial, Reserves, Business and Innovation and Residential zones and more by 5 metres in the Rural, Industrial and City Centre zones;
- d. Temporary structures such as cranes or drilling rigs are exempt from complying with the height restriction; and
- e. Within “Electricity Generation Core Sites”, any building or structure shall not exceed 15m, with the exception that the maximum height is unrestricted for hydro dams, spillway structures and diversion tunnels.

### **EIT-S2 Yards**

*[15.6(1), 15.6(2)]*

1. Infrastructure located within any zone, excluding those located in the road or within an Electricity Generation Core Site, shall comply with the yards specified within that zone, with the exception of pipes and lines with associated support structures, as well as transformers and switching gear up to 6.5m<sup>2</sup> and 2m in height that are exempted from complying with yard requirements.

### **EITS-S3 Radio frequency; electric and magnetic fields**

*[15.6(1), 15.6(2)]*

1. Electricity transmission activities shall operate in accordance with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric magnetic fields ( 1 Hz 100kHz) (Health Physics 99(6):818-836;2010) and recommendations from the World Health Organisation monograph Environment Health Criteria (No 238, June 2007) or revisions thereof.

#### Advice Notes:

1. Refer also to the National Environmental Standards for Electricity Transmission Activities 2009 and the National Environmental Standards for Telecommunication Facilities Regulations 2016.
2. If the performance standard above deal with effects that are the same as those dealt with in the terms or conditions specified in the National Environmental Standard, the terms or conditions in the National Environmental Standard prevail (Resource Management Act 1991, section 43A(5)).

**EITS-S4 Re-siting infrastructure***[15.6(1), 15.6(2)]*

1. Where above ground infrastructure outside the road is re-sited or repositioned, it must be within 5m of the original location of the infrastructure, except for overhead lines located within 20m either side of the centre line of the road in the rural zone or overhead lines for individual property connection.

**EITS-S5 Amenity screening***[15.6(1), 15.6(2)]*

1. Except within the Electricity Generation Core Site, excluding pipes, lines and support structures, freestanding buildings shall provide screening by landscaping consistent with the character of the zone in which it is located.

**Matters of Control****EIT-MC1 General**

1. Character of the zone: The extent to which the character and environmental quality of the adjoining properties, the street scape and the properties within the zone is maintained and enhanced.
2. Amenity values of the zone: Ensuring the amenity of the adjoining properties and of the properties within the zone is maintained and enhanced, including the extent to which adverse effects related to privacy, outlook and noise are avoided, remedied or mitigated.
3. Benefits, technical and operational requirements of infrastructure: Ensure the amenity of the area is maintained, whilst considering the extent to which alternative routes, locations or methods are available, the benefits to the community, the contribution to the wellbeing of the district or the strategic importance of the infrastructure.
4. Natural and cultural heritage values: The extent to which the proposal detracts from the physical, natural and cultural values as listed in the schedules to Historical and Cultural Values or Natural Environmental Values, as well as other relevant matters that are identified in these chapters.
5. Whether a financial contribution is required under the provisions of FC- Financial Contributions.

**Matters of Discretion**

The following matters of discretion apply where listed in the rule table for the relevant activity.

**EIT-MD1 Non-compliance matters****1. All Residential Zones:***[4.8(2)(1)]*

- a. The reason for the non-compliance with the performance standard and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and objectives and policies.

**2. All City Centre Zones, Commercial Zones, Industrial Zones, Business and Innovation Zones, and Reserves, Community Assets and Water Zones:***[5.8(2)(1)][6.8(2)(1)][7.8(2)(1)][8.8(2)(1)][10.8(2)(1)]*



- a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the performance standard and the relevant objectives and policies.
- b. How the activity provides more efficient and practical use of the remainder of the site.

### 3. All Rural Zones:

[9.8(2)(1)]

- a. The extent of the effects of the non-compliance on achieving the purpose of the relevant performance standard and the Objectives and Policies relevant to the particular standard.
- b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated.

## EIT-MD2 General

1. The extent to which the proposed structure or building over-shadows adjoining properties and detracts from the coherence, openness and character of the streetscape and landscape.
2. The extent to which any proposed buildings or structures will be compatible with the scale of other buildings in the surrounding area or dominates the streetscape/road environment.
3. The extent to which the proposed building or structure will detract from the efficient use or development of any adjoining zone or site.
4. The extent to which privacy and amenity of the adjoining properties is preserved by providing separation distances, privacy screening and where considered necessary, acoustic treatments.
5. The extent to which alternative practical locations or designs are available to minimise visual dominance on the streetscape.
6. The benefits to be derived from the proposal, including its contribution to achieving central government initiatives (e.g. high speed broadband), national energy objectives and renewable energy targets.
7. The extent to which the proposal detracts from the physical, natural and cultural values as listed in the schedules for Historical and Cultural Heritage Values and Natural Environmental Values or the values of esplanade reserves.
8. The extent to which technical and operational constraints impact the ability to avoid, remedy or mitigate adverse effects.
9. Whether a financial contribution is required under the provisions of FC Financial Contributions.

## Assessment Criteria

Whilst not limiting the exercise of its discretion, Council may consider the particular matters below where indicated in the table above.

## EIT-AC1 General

1. The extent to which the proposed structure or building over-shadows adjoining properties and detracts from the coherence, openness and character of the streetscape and landscape.
2. The extent to which any proposed buildings or structures will be compatible with the scale of other buildings in the surrounding area or dominates the streetscape/road environment.

3. The extent to which the proposed building or structure will detract from the efficient use or development of any adjoining zone or site.
4. The extent to which privacy and amenity of the adjoining properties is preserved by providing separation distances, privacy screening and where considered necessary, acoustic treatments.
5. The extent to which alternative practical locations or designs are available to minimise visual dominance on the streetscape.
6. The benefits to be derived from the proposal, including its contribution to achieving central government initiatives (e.g. high speed broadband), national energy objectives and renewable energy targets.
7. The extent to which the proposal detracts from the physical, natural and cultural values as listed in the schedules for Historical and Cultural Heritage Values and Natural Environmental Values or the values of esplanade reserves.
8. The extent to which infrastructure avoid, remedy or mitigate adverse effects on the amenity values of the Caldera Rim Sensitive Rural Area: Infrastructure lines and pipes located within the Lake Rotorua Caldera Rim Sensitive Rural Area shall be provided underground and freestanding above ground infrastructure (e.g. reservoirs and masts) shall provide landscaping solutions to provide screening.
9. The level of compliance with the performance standards for EIT- Energy, Infrastructure and Transport.
10. The extent to which the effects assessment has been based on a route, site and method selection process.
11. The extent to which technical and operational constraints impact the ability to avoid, remedy or mitigate adverse effects.
12. The extent to which the substantial upgrade of transmission infrastructure reduce the existing adverse effects of the transmission infrastructure.
13. Whether a financial contribution is required under the provisions of FC- Financial Contributions.

## ANTICIPATED ENVIRONMENTAL RESULTS

<b>EIT-AER1</b>	An increase in the efficient and safe operation of infrastructure and the transport network
<b>EIT-AER2</b>	An increase in safety and amenity due to more linear utilities locating in the road, below ground.
<b>EIT-AER3</b>	No decrease in the effectiveness, efficiency or safety of infrastructure.
<b>EIT-AER4</b>	An increase in the provision of infrastructure to existing and future development to support the social, economic, cultural and environmental wellbeing of the district.

## SCHEDULES

### EIT-SCHEM 1 – Road Hierarchy

#### Introduction

The roads within the district have been classified into various levels within the road hierarchy. The purpose of a road hierarchy is to provide a regulatory planning mechanism to protect the road function and to manage the adverse effects of the adjacent activities on the road e.g. controlling signs, access to and exits from sites or provision of on-site turning on properties adjacent to these roads.

The road hierarchy classification is illustrated on planning Map 205. In some instances different sections of a road have different classifications due to the change in character and function of the road at that particular point.

The following table describes each level or type of road and its intended function. These guidelines are used to allocate a hierarchy level to each road, which in turn can have implications for the type and operation of activities within the road and on sites adjoining the relevant road.

#### Road Hierarchy Purpose and Function

Road Hierarchy Level	Purpose/Description	Primary Function
<b>Strategic Roads</b>		
Primary Arterial Road	<ul style="list-style-type: none"> <li>- Main roads joining significant centres of population and/or providing for regional and inter-regional traffic flow</li> </ul>	<ul style="list-style-type: none"> <li>- These routes predominantly carry through traffic, and carry the major traffic movements in and out of the district.</li> <li>- The primary function of the road is traffic movement with limited access.</li> <li>- Primary arterial roads form part of a network of nationally or regionally important arterial roads. Nationally important routes are managed as State Highways.</li> </ul>
Secondary Arterial Road	<ul style="list-style-type: none"> <li>- Roads joining smaller centres of population, joining larger centres of population to nearby primary arterials or linking between primary arterials.</li> </ul>	<ul style="list-style-type: none"> <li>- Managed access</li> <li>- Minimise land impact on road function and efficiency</li> </ul>
<b>District Roads</b>		
Collector Road	<ul style="list-style-type: none"> <li>- To link arterial network to local roads</li> </ul>	<ul style="list-style-type: none"> <li>- Have limited control on access other than non-reversal onto carriageways</li> <li>- Balance between land use needs and movement needs</li> </ul>
Residential Local Road (Urban and Rural)	<ul style="list-style-type: none"> <li>- To provide direct access to adjacent properties</li> </ul>	<ul style="list-style-type: none"> <li>- Minimise road impact on adjoining properties</li> <li>- Through traffic movement secondary to access</li> </ul>

Road Hierarchy Level	Purpose/Description	Primary Function
Urban Local Commercial Road	<ul style="list-style-type: none"> <li>- To provide direct access to adjacent properties</li> </ul>	<ul style="list-style-type: none"> <li>- Minimise road impact on adjoining properties</li> <li>- Through traffic movement secondary to access</li> </ul>
Urban Local Industrial Road	<ul style="list-style-type: none"> <li>- To provide direct access to adjacent properties</li> </ul>	<ul style="list-style-type: none"> <li>- Minimise road impact on adjoining properties</li> <li>- Through traffic movement secondary to access</li> </ul>
Special Roads	<ul style="list-style-type: none"> <li>- To allow for high pedestrian use and related amenity</li> </ul>	<ul style="list-style-type: none"> <li>- Concentration of activities</li> <li>- Shared space between vehicle movement and pedestrian traffic.</li> <li>- Increase pedestrian amenity</li> <li>- Link the north and south parts of Tutaneikai Street</li> </ul>

## Rotorua District Roading Hierarchy

The following tables reflect the road hierarchy for the urban and rural roads within the Rotorua district.

### Strategic Roads

Urban Primary Arterial	Urban Secondary Arterial	Rural Primary Arterial	Rural Secondary Arterial
Amohau Street (SH30A)	Arawa Street (Ranolf Street to Fenton Street)	SH5 Hamilton (Fairy Springs Road / Barnard Road intersection to district boundary)	Ash Pit Road (Rerewhakaaitu Road to Ngāmotu Road)
Amohau Street Extension (SH30)	Clayton Road	SH5 Taupō (Old Taupō Road / Hemo Road intersection to district boundary)	Broadlands Road
Fairy Springs Road (SH5)	Devon Street	SH30 Whakatāne (Lee Road to district boundary)	Ngāmotu Road
Fenton Street (Meade Street to Amohau Street)	Devon Street West	SH30 Atiamuri (SH 5 / SH30 intersection to district boundary)	Rerewhakaaitu Road
Hemo Road (Old Taupō Road to Meade Street)	Fenton Street (Amohau Street to Arawa Street)	SH33 Tauranga (SH 30 / SH33 intersection to district boundary)	Settlers Road
Lake Road (Fairy Springs Road to Ranolf Street)	Malfroy Road	SH36 (SH36/Waiteti Road intersection to district boundary)	
Ngongotahā Road (SH36/Waiteti intersection to SH36/SH5 intersection)	Malfroy Road West	SH38 (SH5 to district boundary)	
Old Taupō Road (SH5)	Pukehāngi Road		
Pukuatua Street (SH30A) (Old Taupō Road to Amohau Street)	Pukuatua Street (Amohau Street to Ranolf Street)		
Ranolf Street (Lake Road to Arawa Street)	Ranolf Street (Arawa Street to Devon Street)		
Te Ngae Road (SH30A) (End of Amohau Street Extension to Sala Street)	Springfield Road		
Te Ngae Road (SH30) (Sala Street to Lee Road)	Sunset Road		
Sala Street (SH30)	Tarawera Road (Te Ngae Road to Forest Place)		

**District Roads**

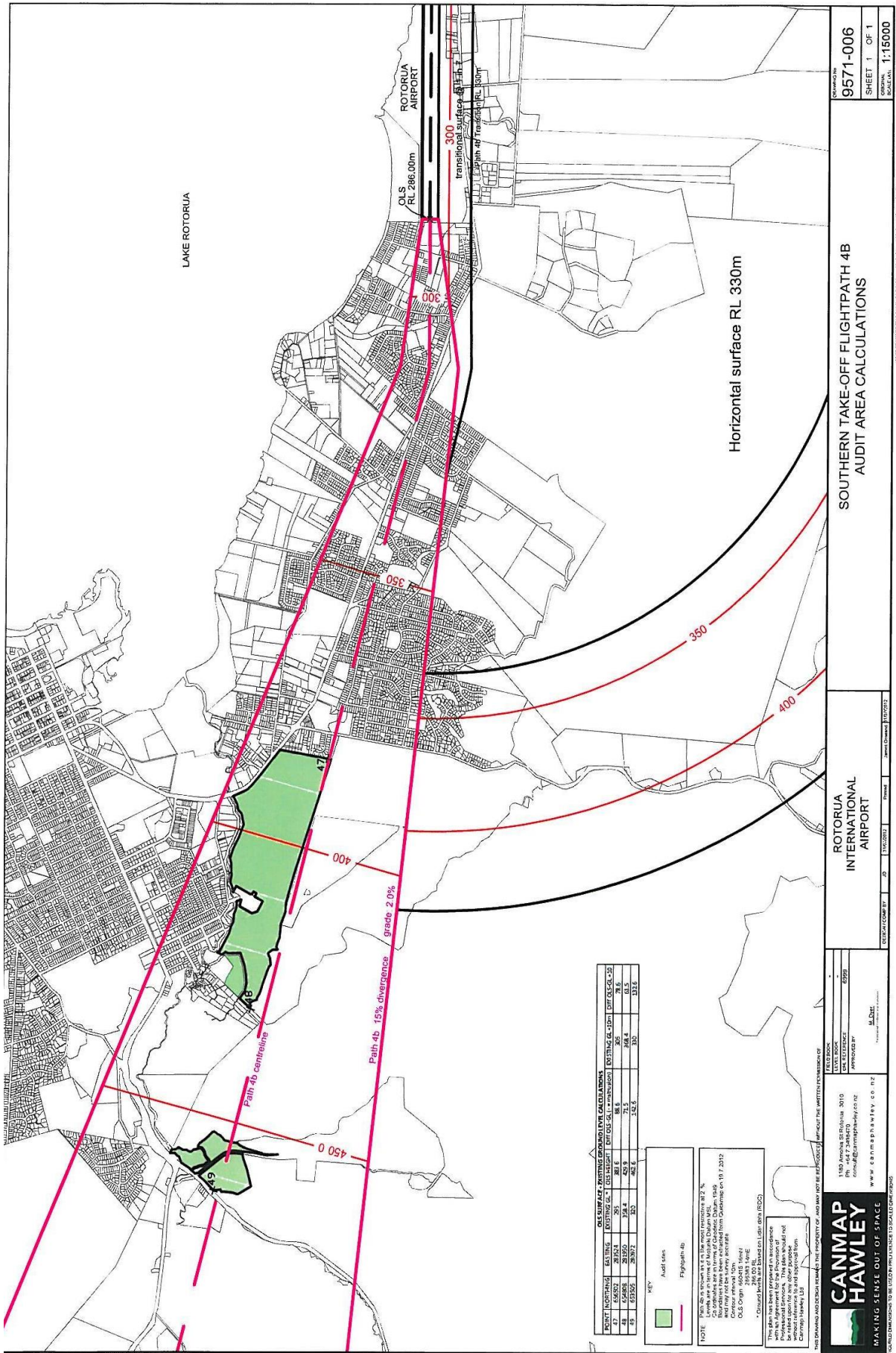
<b>Urban Collector</b>	<b>Urban Local/ Commercial</b>	<b>Urban Local/Industrial</b>	<b>Rural Collector</b>	<b>Urban Special Roads</b>
Alison Street	Eruera Street (Ranolf Street to Lake end)	Allen Mills Road	Hamurana Road (Tauranga Direct Road (SH36) to SH33)	Hinemoa Street (Fenton Street to Amohia Street)
Amohia Street	Fenton Street (Arawa Street to Whakaue Street)	Biak Street	Maraeroa Road	Tutanekai Street (Amohau Street to Lake Road)
Arawa Street (Fenton Street to Hinemaru Street)	Hauptapa Street	Davies Street	Paradise Valley Road	
Basley Road	Hinemoa Street (Hinemaru Street to Fenton Street and Amohia Street to Ranolf Street)	Depot Street	Spencer Road (Tarawera Road to Alexander Road)	
Beaumonts Road (Ngongotahā Road to Pārāwai Road)	Pukaki Street	Dinsdale Street	Tarawera Road (Forest Place to Spencer Road intersection)	
Bennetts Road (Lake Road to Koutu Road)	Pukuatua Street (Ranolf Street to Hinemaru Street)	Ferguson Place	Tutukau Road	
Blomfield Street	Te Ngae Road (Fenton Street to Ti Street)	Geddes Road	Waikite Valley Road	
Brent Road	Whakaue Street	Giltrap Street	Whirinaki Valley Road (SH30 to Whirinaki Valley Road).	
Brookland Road		Hamiora Place		
Edmund Road		Hyland Crescent		
Eruera Street (Amohau Street to Ranolf Street)		Karaka Street		
Ford Road		Maisey Place		
Goldie Street (Homedale Street to Blomfield Street)		McCloskey Road		
Grand Vue Road (to Tupara Crescent)		Oasis Place		
Great West Road (Pukehāngi Road to 260 metres south)		Pururu Street		
Hinemaru Street		Railway Road (to Monokia Street)		
Homedale Street (Edmund Road to Goldie Street)		Riri Street		
Hood Street		Tallyho Street		
Huia Street		View Road		
Iles Road (Te Ngae Road to Link Road)		Waters Street		
Jervis Street		White Street		
Kāwaha Point Road (to Grand Vue Road)		Waterford Street		
Koutu Road				

Urban Collector	Urban Local/ Commercial	Urban Local/Industrial	Rural Collector	Urban Special Roads
Lake Road (Ranolf Street to Tutanekai Street) Lee Road Marguerita Street Marino Road Mokoia Drive Morey Street Old Quarry Road (to Gordon Road) Otonga Road (to Wychwood Crescent) Ōwhata Road Pandora Avenue Pererika Street Pohutukawa Drive (to Lancewood Place) Rangiuru Street Robinson Avenue Russell Road (to Tudor Place) Selwyn Road Sophia Street Steeles Lane (to Fairview Road) Tarewa Road Tau Street (to Wikaraka Street) Tennyson Drive Ti Street Utuhina Road (to Raniera Place) Vaughan Road Victoria Street Waiteti Road Wallingford Place (Huia Street to Jervis Street)				

<b>Urban Collector</b>	<b>Urban Local/ Commercial</b>	<b>Urban Local/Industrial</b>	<b>Rural Collector</b>	<b>Urban Special Roads</b>
Ward Avenue Warwick Drive Wharenui Road (to Porikapa Road) Wikaraka Street				







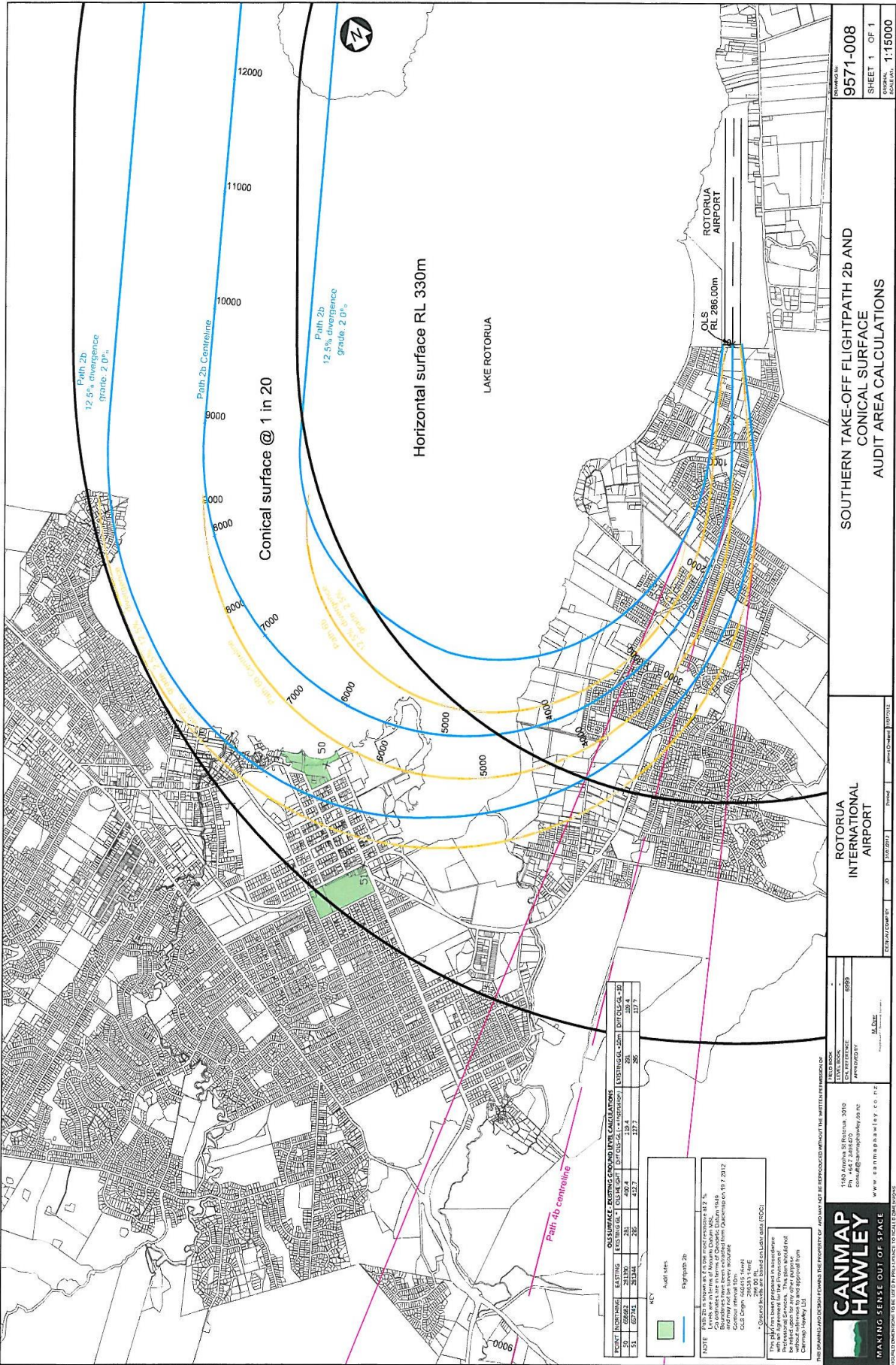
ROTORUA INTERNATIONAL AIRPORT  
 SOUTHERN TAKE-OFF FLIGHTPATH 4B  
 AUDIT AREA CALCULATIONS

PROJECT NO: 9571-006  
 SHEET 1 OF 1  
 DRAWING NO: 1:15000

CLIENT: ROTORUA INTERNATIONAL AIRPORT  
 DATE: 11/02/2021  
 DRAWN: JAMES CHAMBERS  
 CHECKED: JAMES CHAMBERS  
 APPROVED: M. DICE

**CANMAP HAWLEY**  
 MAKING SENSE OUT OF SPACE  
 1100 Avenue Stirlingville 3010  
 Ph: +61 8 3484870  
 Email: info@canmaphawley.com.au  
 www.canmaphawley.com.au





PROJECT NO: 9571-008  
SHEET 1 OF 1  
SCALE: 1:15000

**SOUTHERN TAKE-OFF FLIGHTPATH 2b AND CONICAL SURFACE**  
**AUDIT AREA CALCULATIONS**

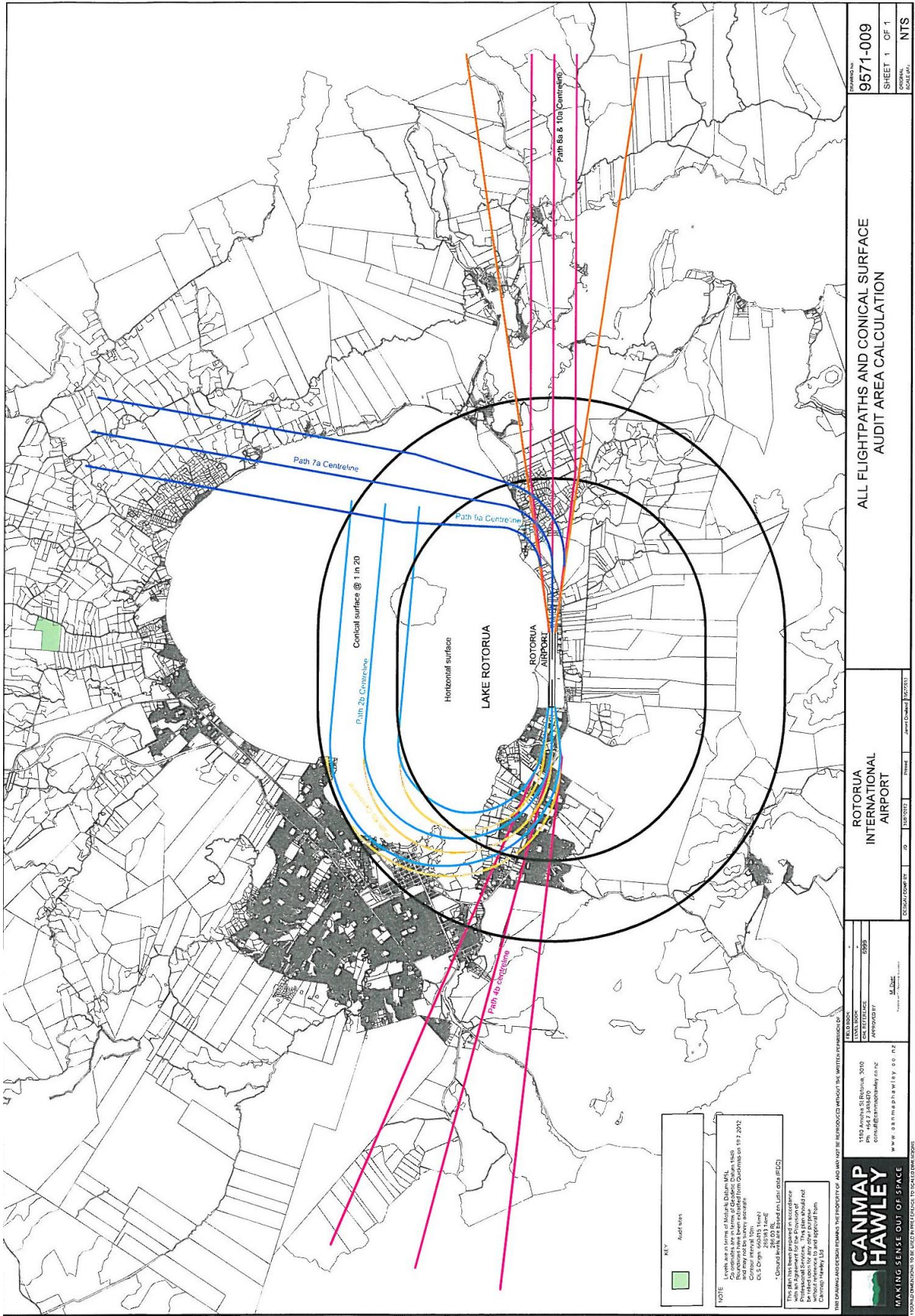
**ROTORUA INTERNATIONAL AIRPORT**

DATE: 15/07/2021  
DRAWN: J. DUNN  
CHECKED: M. DUNN  
APPROVED: M. DUNN

**CANMAP HAWLEY**  
MAKING SENSE OUT OF SPACE

155A Beach Rd, Rotorua 3100  
Ph: +64 7 238 0200  
canmap@canmaphawley.co.nz  
www.canmaphawley.co.nz





<p>Drawn by: <b>9571-009</b></p> <p>SHEET 1 OF 1</p> <p>ORIGINAL</p> <p>NTS</p>	
<p><b>ROTORUA INTERNATIONAL AIRPORT</b></p> <p>ALL FLIGHTPATHS AND CONICAL SURFACE AUDIT AREA CALCULATION</p>	
<p>DATE: 10/07/21</p> <p>BY: JAMES CHAMBERLAIN</p> <p>PROJECT: Rotorua International Airport</p>	<p>1505 Beach Street, Rotorua, 3010                  PH: 06 347 3432                  EMAIL: info@canmaphawley.co.nz                  WWW: canmaphawley.co.nz</p>
<p><b>CANMAP HAWLEY</b></p> <p>MAKING SENSE OUT OF SPACE</p>	

