

Definitions Nesting Table

The following table sets out where any term defined in the Definitions Chapter is a subset of another definition. Where any rule lists a primary activity set out in the table below, the rule applies to all of the subset activities, unless any subset activity is otherwise specified in the rule framework for that chapter.

Primary Activity	Subset Activities	Subset Activities
boundary	internal boundary road boundary side boundary	
commercial activity	commercial visitor accommodation	
	retail activity	food and beverage outlet service station trade-based retail yard-based retail
	home business	
community facilities	emergency service facilities	
industrial activity	heavy industrial activity	
residential unit	minor residential unit	

Definitions

Note —

Terms marked with an * above are terms used in proposed PC26 that are from the Operative Plan, and while no amendments are proposed to the term, it is within the scope of PC26.

Terms marked with a ^ above are also included in PC23, PC24, PC25 and/or PC27. Any submissions made on the definition as it relates to this plan change will be also considered to be within the scope of that same definition on each other plan change that includes this definition. This is to preferably have a consistent defined term across the relevant plan changes.

Pink Highlight = The application of these terms is limited to the residential, commercial and mixed use and general industrial zones. Note however, that Plan Changes 23, 24, 25, 26 and 27 propose to extend the application of these terms to those chapters introduced through these plan changes, where the terms are used in those chapters.

Term	Definition
access	means that area of land over which a site or allotment obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease; or common property as defined in Section 2 of the Unit Titles Act 1972.
amenity values	has the same meaning as in section 218 of the RMA (as set out below) <i>those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.</i> (National Planning Standard definition)
antenna*	means a telecommunication apparatus used for transmission or reception including the antenna bracket or attachment but not any support mast or similar structure, and includes any satellite dish.
accessory building	means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully

	<p>established on the same site, but does not include any minor residential unit. (National Planning Standard definition)</p>
ancillary activity	<p>means an activity that supports and is subsidiary to a primary activity. (National Planning Standard definition)</p>
ancillary structure	<p>means any:</p> <ol style="list-style-type: none"> boundary fence less than 2m in height; decking less than 1m in height; free standing mailboxes; washing lines; raised garden beds; and other small decorative structures less than 1m² in gross floor area and 2m in height.
bed	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means -</i></p> <p><i>(a) in relation to any river -</i></p> <p><i>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks;</i></p> <p><i>(ii) in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</i></p> <p><i>(b) in relation to any lake, except a lake controlled by artificial means -</i></p> <p><i>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin;</i></p> <p><i>(ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margins; and</i></p> <p><i>(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</i></p> <p><i>(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</i></p> <p>(National Planning Standard definition)</p>
boundary	<p>Means any boundary of the net area of a site and includes any road boundary, side or internal boundary. Site boundary shall have the same meaning as boundary.</p>
building	<p>means a temporary or permanent movable or immovable physical construction that is:</p> <ol style="list-style-type: none"> partially or fully roofed; and fixed or located on or in land. <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power. (National Planning Standard definition)</p>
building coverage	<p>means the percentage of the net site area covered by the building footprint. (National Planning Standard definition)</p>
building footprint	<p>means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. (National Planning Standard definition)</p>
commercial activity	<p>means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). (National Planning Standard definition)</p>

commercial visitor accommodation	means land and buildings used for any form of visitor accommodation that is not defined as residential visitor accommodation, including: <ul style="list-style-type: none"> a. backpackers; b. camping grounds; c. hostels; d. hotels; e. motels; f. motor inns; and g. tourist lodges.
community corrections activity	means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
community facility	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. (National Planning Standard definition)
earthworks [^]	means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts. (National Planning Standard definition)
educational facility	means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities. (National Planning Standard definition)
effect	has the same meaning as in section 3 of the RMA (as set out below) <i>includes —</i> <ul style="list-style-type: none"> (a) any positive or adverse effect; and (b) any temporary or permanent effect; and (c) any past, present, or future effect; and (d) any cumulative effect which arises over time or in combination with other effects — regardless of the scale, intensity, duration, or frequency of the effect, and also includes — (e) any potential effect of high probability; and (f) any potential effect of low probability that has a high potential impact. (National Planning Standard definition)
electricity distribution corridor	means 10m either side of the centreline of above ground 33kV distribution line, or 10m in any direction from the outer visible edge of a distribution line support structure.
emergency service facility	means those facilities of authorities which are responsible for the safety and welfare of people and property in the community and includes fire stations, ambulance stations and police stations.
environment	has the same meaning as in section 2 of the RMA (as set out below) <i>includes —</i> <ul style="list-style-type: none"> a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources; and c. amenity values; and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters. (National Planning Standard definition)

food and beverage outlet	means a retail activity primarily involving the sale of food and/or beverages prepared for immediate consumption on or off the site to the general public. It includes restaurants, taverns, cafés, fast food outlets, takeaway bars, but does not include supermarkets or bottle stores.
fresh water	has the same meaning as in section 2 of the RMA (as set out below) <i>means all water except coastal water and geothermal water.</i> (National Planning Standard definition)
functional need ^a	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment. (National Planning Standard definition)
gross floor area	means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured: a. where there are exterior walls, from the exterior faces of those exterior walls; b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor. (National Planning Standard definition)
ground level	means: a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or structure where it intersects the boundary. (National Planning Standard definition)
habitable room	means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room. (National Planning Standard definition)
hazardous substances	has the same meaning as in section 2 of the RMA (as set out below) <i>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</i> a. <i>with 1 or more of the following intrinsic properties:</i> i. <i>explosiveness:</i> ii. <i>flammability:</i> iii. <i>a capacity to oxidise:</i> iv. <i>corrosiveness:</i> v. <i>toxicity (including chronic toxicity):</i> vi. <i>ecotoxicity, with or without bioaccumulation; or which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph a.</i> (National Planning Standard definition)
heavy industrial activity	means: a. Blood or offal treating

	<ul style="list-style-type: none"> b. Bone boiling or crushing c. Burning of municipal, commercial or industrial wastes d. Collection and storage of used bottles for sale e. Crematoriums f. Dag crushing g. Fellmongering h. Fish cleaning i. Fish curing j. Flax pulping k. Flock manufacturing, or teasing of textile materials for any purpose l. Gut scraping and treating m. Nightsoil collection and disposal n. Slaughtering of animals for any purpose other than human consumption o. Storage, drying, or preserving of bones, hides, hoofs, or skins p. Tallow melting q. Tanning r. Wood pulping s. Wool scouring
height	<p>means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.</p> <p>(National Planning Standard definition)</p>
height in relation to boundary	<p>means the height of a structure, building or feature, relative to its distance from either the boundary of:</p> <ul style="list-style-type: none"> a. a site; or b. another specified reference point. <p>(National Planning Standard definition)</p>
home business	<p>means a commercial activity that is:</p> <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity. <p>(National Planning Standard definition)</p>
industrial activity	<p>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</p> <p>(National Planning Standard definition)</p>
internal boundary	<p>means any boundary of the net area of a site other than a road boundary and includes a side boundary.</p>
investigation activities	<p>means the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators and includes the following structures and activities:</p> <ul style="list-style-type: none"> a. erecting an anemometer mast; b. erecting weather stations for the measurement of meteorological conditions; c. digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions; d. installing instruments into drill holes for monitoring groundwater levels and land movement; e. erecting survey monuments and installing instruments to monitor land movement; f. erecting telemetry stations for the transmission of instrument data; g. installing microseismic stations to measure microseismic activity and ground noise; h. erection of signs or notices giving warning of danger; and i. security fencing associated with the above structures and activities.
impervious coverage	<p>means the percentage of the net site area covered by impervious</p>

	surfaces.
impervious surface	means a continuous surface of concrete, bitumen, paving or hardfill that puts a physical barrier on the surface of any part of a site, and includes gravel or other loose stone surfaces that are used for the parking and manoeuvring of vehicles.
infrastructure	has the same meaning as in section 2 of the RMA (as set out below) means — (a) pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy; (b) a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001; (c) a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; (d) facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person— a. uses them in connection with the generation of electricity for the person's use; and b. does not use them to generate any electricity for supply to any other person (e) a water supply distribution system, including a system for irrigation; (f) a drainage or sewerage system; (g) structures for transport on land by cycleways, rail, roads, walkways, or any other means; (h) facilities for the loading or unloading of cargo or passengers transported on land by any means; (i) an airport as defined in section 2 of the Airport Authorities Act 1966; (j) a navigation installation as defined in section 2 of the Civil Aviation Act 1990; (k) facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988; (l) anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166
lake	has the same meaning as in section 2 of the RMA (as set out below) means a body of fresh water which is entirely or nearly surrounded by land. (National Planning Standard definition)
land	has the same meaning as in section 2 of the RMA (as set out below) (a) includes land covered by water and the airspace above land; and (b) in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and (c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river. (National Planning Standard definition)
landscaping	means the planting of trees, shrubs, grasses, ground cover, gardens and lawn.
lifeline utility infrastructure	means infrastructure that delivers a service operated by a lifeline utility (as defined in the Civil Defence Emergency Management Act 2002)

line	<p>means a wire, cable or conductor, or bundles of wires or cables, used or intended to be used for:</p> <ul style="list-style-type: none"> a. carrying electric current along an electricity transmission line or electricity distribution line, including any associated hardware and insulation; or b. the transmission or reception of any telecommunication signal.
minor residential unit	<p>means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site. (National Planning Standard definition)</p>
national grid [^]	<p>means the assets used or owned by Transpower New Zealand Limited.</p>
national grid support structure	<p>means a pole or tower (including a steel monopole where they replace a steel lattice tower) that is part of the National Grid.</p>
national grid yard [^]	<p>means (as illustrated in light green below):</p> <ul style="list-style-type: none"> • the area located 12m either side of the centreline of any overhead 110kV, 220kV, or 350kV National Grid transmission line on pi poles or towers (including steel monopoles where these replace steel lattice towers); and • the area located 12m in any direction from the outer visible edge of a National Grid support structure. <div data-bbox="491 819 1461 1245" style="text-align: center;"> </div> <p>* National Grid Yard: 12m ** National Grid Subdivision Corridor: 16m, 37m or 39m depending on line voltage</p>
natural and physical resources	<p>has the same meaning as in section 2 of the RMA (as set out below) <i>includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</i> (National Planning Standard definition)</p>
natural hazard	<p>has the same meaning as in section 2 of the RMA (as set out below) <i>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</i> (National Planning Standard definition)</p>
net floor area	<p>means the sum of any gross floor area; and</p> <ul style="list-style-type: none"> (a) includes: <ul style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but (b) excludes:

	<ul style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures. <p>(National Planning Standard definition)</p>
net site area	<p>means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. <p>(National Planning Standard definition)</p>
network utility operator [^]	<p>has the same meaning as in s166 of the RMA (as set out below) <i>means a person who—</i></p> <ul style="list-style-type: none"> a. <i>undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or</i> b. <i>operates or proposes to operate a network for the purpose of—</i> <ul style="list-style-type: none"> i. <i>telecommunication as defined in section 5 of the Telecommunications Act 2001; or</i> ii. <i>radio communication as defined in section 2(1) of the Radio Communications Act 1989; or</i> c. <i>is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or</i> d. <i>undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</i> e. <i>undertakes or proposes to undertake a drainage or sewerage system; or</i> f. <i>constructs, operates, or proposes to construct or operate, a road or railway line; or</i> g. <i>is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or</i> h. <i>is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</i> i. <i>undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,—</i> <i>and the words network utility operation have a corresponding meaning.</i> <p>(National Planning Standard definition)</p>
operational need	<p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.</p> <p>(National Planning Standard definition)</p>
outdoor living space	<p>means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</p> <p>(National Planning Standard definition)</p>
outdoor storage	<p>means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products, outside a fully enclosed building for periods in excess of 4 weeks in any one year.</p>
pole	<p>means a structure that supports infrastructure equipment including conductors, lines, cables, lights or antennas, but is not</p>

	a tower, and includes foundations and hardware associated with the structure such as insulators, cross arms and guy-wires.
regionally significant infrastructure	means: <ul style="list-style-type: none"> a. strategic land transport network and arterial roads b. telecommunication facilities c. the electricity transmission network d. wastewater collection, treatment and disposal networks e. community land drainage infrastructure f. community potable water systems g. established community-scale irrigation and stockwater infrastructure h. electricity distribution network
residential activity	means the use of land and building(s) for people's living accommodation. (National Planning Standard definition)
residential unit	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. (National Planning Standard definition)
residential visitor accommodation	means the use of a residential unit for visitor accommodation including any residential unit used as a holiday home.
retail activity	means a commercial activity that uses land and/or buildings for displaying or offering goods for sale or hire to the public.
retirement village	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. (National Planning Standard definition)
river	has the same meaning as in section 2 of the RMA (as set out below) <p>means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).</p> (National Planning Standard definition)
road	has the same meaning as in section 2 of the RMA (as set out below) <p>has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989</p> <p>Section 315 of the Local Government Act 1974 road definition:</p> <p>road means the whole of any land which is within a district, and which—</p> <ul style="list-style-type: none"> a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— and includes f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this

	<p>Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988:</p> <p>g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;—</p> <p>h. but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roading Powers Act 1989</p> <p>Section 2(1) of the Government Roading Powers Act 1989 motorway definition</p> <p>motorway—</p> <p>a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and</p> <p>b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</p> <p>c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level.</p> <p>(National Planning Standard definition)</p>
road boundary	means any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.
sensitive activity [^]	means any: <ul style="list-style-type: none"> a. residential activity b. visitor accommodation c. community facility d. educational facility
sensitive area	means any: <ul style="list-style-type: none"> a. Scenic Viewing Area b. Scenic Grasslands c. Lakeside Protection Area d. Māori Rock Art Protection Area e. Silent File Areas f. area within the setback distance specified in Table NATC-1.
service station	Means any site where the dominant activity is the retail sale of motor vehicle fuel (including petrol, LPG, CNG, and diesel), and may also include any one or more of the following: <ul style="list-style-type: none"> a. the sale of kerosene, alcohol based fuels, lubricating oils, tyre batteries, vehicle spare parts and other accessories normally associated with motor vehicles; b. mechanical repair and servicing of motors (includes motor cycles, caravans, boat motors, trailers); c. warrant of fitness testing; d. the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories; e. truck stops; f. light engineering; g. carwash facilities; h. other retail sales subsidiary to the main use of the site.
setback	Means the distance between a building and the boundary of its site. Where any building is required to be setback from any boundary, no part of that building unless specifically permitted by the Rules in the Plan, shall be closer to the site boundary than the

	minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated by the proposed final site boundary.
sewage [^]	means human excrement and urine. (National Planning Standard definition)
side boundary	means any boundary of a site generally at right angles to a road boundary.
site	means: a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease. (National Planning Standard definition)
skylight	means a window set in a roof or ceiling
small-scale renewable electricity generation activity	means an activity that generates electricity for use on a site and is ancillary to the principal use of the site, and may include: a. supply of up to 20 other sites; and / or b. distribution of any surplus electricity generated into to the electricity distribution network.
structure	has the same meaning as in section 2 of the RMA (as set out below) means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft. (National Planning Standard definition)
subdivision [^]	has the same meaning as "subdivision of land" in section 218 of the RMA (as set out below) <i>means—</i> a. <i>the division of an allotment—</i> i. <i>by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or</i> ii. <i>by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</i> iii. <i>by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or</i> iv. <i>by the grant of a company lease or cross lease in respect of any part of the allotment; or</i> v. <i>by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or</i> b. <i>an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.</i> (National Planning Standard definition)
telecommunications	means as defined in section 5 of the Telecommunications Act 2001.
temporary infrastructure	means portable or transportable infrastructure which does not

	have permanent foundations, such as generators, pumps or fuel tanks, required on a temporary basis, such as during construction or other temporary activity, for a finite period of time.
tower	means a lattice structure that supports conductors, lines, cables or antennas. A tower includes foundations and hardware associated with the structure such as insulators, cross arms and guy-wires.
trade-based retail	means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories: <ul style="list-style-type: none"> a. automotive and/or marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and landscaping suppliers; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers.
transmission line	<ul style="list-style-type: none"> a. means the facilities and structures used for, or associated with, the overhead or underground transmission of electricity in the national grid; and b. includes transmission line support structures, telecommunication cables, and telecommunication devices to which paragraph a. applies; but c. does not include an electricity substation.
upgrade	in relation to renewable electricity generation activities and infrastructure, means activities undertaken to increase the capacity, operational efficiency, security or safety of existing assets and activities.
visitor accommodation	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities. (National Planning Standard definition).
water	has the same meaning as in section 2 of the RMA (as set out below) <ul style="list-style-type: none"> (a) means water in all its physical forms whether flowing or not and whether over or under the ground; (b) includes fresh water, coastal water, and geothermal water; (c) does not include water in any form while in any pipe, tank, or cistern. (National Planning Standard definition)
waterbody	has the same meaning as in section 2 of the RMA (as set out below) <ul style="list-style-type: none"> means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area. (National Planning Standard definition)
yard-based retail	means retail activity with the primary function of the supply of goods from a yard area and includes building supplies (DIY or Trade), garden centres, automotive and marine yards, farming and agricultural supplies and heavy machinery or plant. More than 50% of the area devoted to sales or display must be located in covered or uncovered external yard as distinct from within a secure and weatherproofed building where trade, business and general public customers are able to view items for sale and load, pick up or retrieve the goods, but does not include site access and parking.

Abbreviations

Abbreviations	Full terms
APP	<u>Appendix</u>
CMUZ	<u>Commercial and Mixed Use Zones</u>
CON	<u>Controlled Activity Status</u>
CRC	<u>Canterbury Regional Council</u>
CRPS	<u>Canterbury Regional Policy Statement</u>
DEV	<u>Development Area</u>
DIS	<u>Discretionary Activity Status</u>
District	<u>Mackenzie District</u>
District Plan	<u>Mackenzie District Plan</u>
GIZ	<u>General Industrial Zone</u>
INF	<u>Infrastructure</u>
LRZ	<u>Low Density Residential Zone</u>
LFRZ	<u>Large Format Retail Zone</u>
LLRZ	<u>Large Lot Residential Zone</u>
MDC	<u>Mackenzie District Council</u>
MRZ	<u>Medium Density Residential Zone</u>
MUZ	<u>Mixed Use Zone</u>
NC	<u>Non-Complying Activity Status</u>
NCZ	<u>Neighbourhood Centre Zone</u>
NES	<u>National Environmental Standard</u>
NESTF	<u>National Environmental Standards for Telecommunication Facilities</u>
NPS	<u>National Policy Statement</u>
PER	<u>Permitted Activity Status</u>
PREC	<u>Precinct</u>
RDIS	<u>Restricted Discretionary Activity Status</u>
REG	<u>Renewable Electricity Generation</u>
RESZ	<u>Residential Zones</u>

RMA	Resource Management Act 1991
SASM	Sites and Areas of Significance to Māori
TCZ	Town Centre Zone

Infrastructure

Introduction

This chapter contains district-wide provisions relating to infrastructure.

Infrastructure is important for the community’s well-being and how the community functions. There is a range of infrastructure located in the District, some of which supports the local community, while other infrastructure is important at a regional or national scale. Infrastructure often has a functional need or operational need to be in, or traverse, a particular location, but can have adverse effects on the environment, particularly in areas that have significant or outstanding natural values or mana whenua values. This chapter provides direction on how infrastructure is to be provided for to meet the needs of the community, while appropriately managing its adverse effects.

In relation to the national grid, the District Plan must give effect to the National Policy Statement on Electricity Transmission. This includes a requirement to avoid, as far as reasonably practicable, reverse sensitivity effects on the electricity transmission network and to ensure that its operation, maintenance, upgrading, and development is not compromised. This chapter, along with the earthworks and subdivision chapters, contain provisions to give effect to this.

The provisions in other chapters in this District Plan do not apply to activities managed in this chapter, except as follows:

- Natural Hazards
- Historical Heritage
- Notable Trees
- The objective and rules in Ecosystems and Indigenous Biodiversity
- Activities on the Surface of Water
- Light
- Noise
- Signs

The provisions in the earthworks chapter do not apply to earthworks that form part of the activities managed in this chapter (unless specified within the rules in this chapter), but do apply to the construction of new roads and access tracks associated with any infrastructure.

Objectives and Policies

Objectives

INF-O1	Infrastructure
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	Infrastructure is developed and maintained to meet the needs, and provide for the health, safety and wellbeing, of people and communities and is integrated with subdivision, use and development.
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INF-O2	Adverse Effects of Infrastructure
The adverse effects of infrastructure on the surrounding environment are managed according to the sensitivity of the environment and the functional needs or operational needs of the infrastructure.	
INF-O3	Adverse Effects on Infrastructure
The efficient operation, maintenance, upgrading and development of regionally significant infrastructure is not constrained or compromised by other activities.	
Policies	
INF-P1	Benefits of Infrastructure
Recognise the national, regional and local benefits of infrastructure to the economic, social, cultural and environmental wellbeing, and health and safety, of people and communities, and the functioning of the District and beyond, by providing for infrastructure throughout the District.	
INF-P2	Ongoing Use of Existing Infrastructure
Enable the operation, maintenance, replacement, reconstruction, and minor upgrades to, existing infrastructure.	
INF-P3	Integration of Infrastructure
Encourage: <ol style="list-style-type: none"> 1. the coordination of infrastructure planning and delivery with land use, subdivision, development and urban growth; 2. the co-location of structures and facilities; and 3. technological improvements and enhancements. 	
INF-P4	Managing Adverse Effects of Infrastructure
Manage infrastructure, including ancillary earthworks, so that: <ol style="list-style-type: none"> 1. its form, location and scale minimises adverse effects on the environment; and 2. it is compatible with the values and anticipated character of the surrounding environment; while having regard to the operational needs and functional needs of the infrastructure.	
INF-P5	Infrastructure in Sensitive or Significant Areas
Avoid locating infrastructure in identified sensitive areas (outside the road reserve) or within an area of significant indigenous vegetation or significant habitat of indigenous fauna, unless: <ol style="list-style-type: none"> 1. there is a functional or operational need for the infrastructure to be in that location; 2. it is demonstrated through site, route or method selection, design measures and other management methods how significant adverse effects on the values of the sensitive or significant area have been avoided as far as practicable, and otherwise remedied or mitigated; 3. where there are more than minor adverse effects that cannot be avoided, remedied or mitigated, regard is had to any offsetting or compensation; and 4. Following application of 1. - 3. above, there are no significant adverse effects remaining, 	

(except that this clause shall not apply to the national grid).

INF-P6	Infrastructure on Highly Productive Land
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Avoid locating infrastructure on Highly Productive Land, unless:

1. it is small-scale and does not impact the productive capacity of the land; or
2. it is regionally significant infrastructure or lifeline utility infrastructure and has a functional need or operational need to be located on the highly productive land; and
3. for both 1. and 2. above, any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land within the District is minimised or mitigated.

INF-P7	Infrastructure in Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna
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In addition to INF-P5, avoid new infrastructure (excluding the national grid) that has adverse effects on the following, in an area of significant indigenous vegetation and significant habitats of indigenous fauna:

1. loss of ecosystem representation and extent;
2. disruption to sequences, mosaics, or ecosystem function;
3. fragmentation of significant indigenous vegetation and significant habitats of indigenous fauna or the loss of buffers or connections within significant indigenous vegetation and significant habitats of indigenous fauna;
4. a reduction in the function of the significant indigenous vegetation and significant habitats of indigenous fauna as a buffer or connection to other important habitats or ecosystems; and
5. a reduction in the population size or occupancy of Threatened or At Risk (declining) species that use significant indigenous vegetation and significant habitats of indigenous fauna for any part of their life cycle,

unless it is lifeline utility infrastructure or regionally significant infrastructure, in which case INF-P5 applies instead, where:

6. the infrastructure provides significant national or regional public benefits;
7. there is a functional need or operational need for the infrastructure to be in that particular location; and
8. there are no practicable alternative locations for the infrastructure outside of an area of significant indigenous vegetation and significant habitats of indigenous fauna.

INF-P8	Radiofrequency, Electric and Magnetic Fields
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Require compliance with national environmental standards or other nationally recognised standards or guidelines to manage the potential adverse effects of radiofrequency, electric and magnetic fields.

INF-P9	Managing Activities in the National Grid Yard
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Within the national grid yard, avoid sensitive activities, and avoid earthworks, buildings and structures that may compromise the safe, effective and efficient operation, maintenance, upgrading and development of the national grid, or constrain access to it.

INF-P10	Managing Activities in the Electricity Distribution Corridor
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Manage activities in the Electricity Distribution Corridor to ensure they do not compromise the safe, effective and efficient operation, maintenance, upgrading and development, or unduly constrain access to, the electricity distribution network.

Rules

Notes for Plan Users:

1. *Activities must also comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001 and the Electricity (Hazards from Trees) Regulations 2003.*
2. *Notwithstanding the rules in the District Plan:*
 - *the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 apply to the operation, maintenance, upgrading, relocation or removal of national grid transmission lines that were operating or able to be operated on, or prior to, 14 January 2010 and remain part of the national grid.*
 - *the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 apply to a range of telecommunications infrastructure.*

Existing Infrastructure

INF-R1	Operation, Maintenance or Removal of Existing Infrastructure, Including Access Tracks	
All Zones	Activity Status: PER	
INF-R2	Upgrading Above Ground Infrastructure	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The realignment, reconfiguration, relocation or replacement of a line, pipe, pole, tower, cross arms, switch, transformers, cabinet or accessory structure shall be within 5m of the existing alignment or location. 2. A pole is not replaced with a tower. 3. The height of any replacement pole or tower does not exceed the greater of: <ol style="list-style-type: none"> a. the height of the existing pole or tower; or b. the height set out in INF-S3. 4. The diameter or width of a replacement pole: <ol style="list-style-type: none"> a. Must not exceed twice that of the replaced pole at its widest point; or b. Where a single pole is replaced with a pi pole, the width of the pi pole structure 	<p>Activity status when compliance is not achieved with R2.1 — R2.10: RDIS</p> <p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

	<p>must not exceed three times the width of the replaced pole at its widest point.</p> <ol style="list-style-type: none"> 5. The footprint of a replacement tower shall not exceed the width of the tower by more than 25%. 6. Additional lines must not exceed a 50mm diameter. 7. The replacement of a line shall not exceed the diameter of the replaced line, or 50mm, whichever is the greater. 8. Additional cross arms must not exceed the length of the existing cross arm by more than 100%, up to a maximum of 4m. 9. A replacement panel antenna must not increase the face area by more than 20%. 10. A replacement dish antenna must not increase in diameter by more than 20%. <p>And the activity complies with the following standards: INF-S2</p>	
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INF-R3	Minor Upgrade in Relation to Opuha Dam	
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All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The upgrading relates to machinery, buildings, plant, structures, facilities, works or components of the Opuha Dam. 2. The upgrade does not increase the footprint of any machinery, buildings, plant, structures, facilities, works or components of the Opuha Dam by more than 25%. 3. Any upgrade does not increase the overall maximum operating level of the lake. 	<p>Activity status when compliance is not achieved with R3.2: RDIS</p> <p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance is not achieved with R3.1 or R3.3: DIS</p>
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All Infrastructure

INF-R4	Temporary Infrastructure	
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All Zones	Activity Status: PER	Activity status when compliance is not achieved with R4.1: RDIS
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	<p>Where:</p> <ol style="list-style-type: none"> The temporary infrastructure is located on a site for no more than 12 months and is removed from the site when the works or activity for which the temporary infrastructure is required is complete. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The necessity for a longer timeframe. The adverse effects, including cumulative adverse effects, of the temporary infrastructure on the anticipated character and amenity values of the surrounding environment.
<p>INF-R5</p>	<p>Navigational Aids, Meteorological, Sensing and Environmental Monitoring Equipment (including air quality and meteorological)</p>	
<p>All Zones</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> Any structure does not exceed 1.8m in height and 6m² in footprint, but excluding any lightning rods, antennas, earth peak or GPS unit and their associated mounting structures. <p>And the activity complies with the following standards: INF-S2</p>	<p>Activity status when compliance is not achieved with R5.1: RDIS</p> <p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
<p>INF-R6</p>	<p>Any Infrastructure Buildings or Structure, or Accessory Building to Infrastructure Not Otherwise Listed</p>	
<p>All Zones</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> Any building or structure does not 	<p>Activity status when compliance is not achieved with R6.1 or R6.2: RDIS</p>

	<p>exceed:</p> <ol style="list-style-type: none"> a. 50m² in gross floor area; and b. 4m in height in any residential or rural lifestyle zone; or c. in other zones, the height limit otherwise applying in the zone, precinct or overlay in which the building is located. <ol style="list-style-type: none"> 2. Buildings more than 10m² in gross floor area or over 3.5m in height are set back: <ol style="list-style-type: none"> a. from the road boundary by a distance of not less than half the height of the structure; and b. from any internal boundary with a residential zone by a distance of not less than half the height of the structure. 3. Any building or structure located in an ONF or ONL must be finished in materials with a maximum reflectance value of 30%. <p>And the activity complies with the following standards: INF-S1, INF-S2, INF-S3</p>	<p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance is not achieved with R6.3: RDIS</p> <p>Matters of discretion are restricted to: INF-MD2 Reflectivity</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
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INF-R7	Below Ground Infrastructure	
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All Zones	<p>Activity Status: PER</p> <p>Where the activity complies with the following standards: INF-S1, EW-S4</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
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INF-R8	New Lines and Associated Support Structures Including Towers and Poles	
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All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Where located within a 	<p>Activity status when compliance is not achieved with R8.1: RDIS</p> <p>Matters of discretion are</p>
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	<p>Residential, Rural Lifestyle, Open Space, Commercial and Mixed Use, Industrial or Pukaki Village Zone:</p> <ol style="list-style-type: none"> a. any new lines must be located underground; or b. any extension to an existing overhead line must involve no more than three additional support structures. <p>2. Any new lines, or any extension to an existing overhead line of more than three additional support structures, is not located within an ONL or ONF.</p> <p>Where the activity complies with the following standards: INF-S1, INF-S2 and INF-S3</p>	<p>restricted to:</p> <ol style="list-style-type: none"> a. The bulk, height, location and design of the lines and associated structures. b. The visibility of the lines and support structures and their compatibility with the amenity values of the respective zone, overlay or precinct and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated. <p>Activity status when compliance is not achieved with R8.2: RDIS</p> <ol style="list-style-type: none"> a. Whether there is a demonstrated functional need or operational need for the location of the activity. b. The extent to which adverse effects on the values of the ONL or ONF have been avoided as far as practicable through the proposal. c. The appropriateness of measures to remedy or mitigate adverse effects that cannot be avoided. d. The effectiveness of any proposed offsetting or compensation measures. e. The functional needs and operational needs of the activity. f. The benefits of the activity. <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
<p>INF-R9</p>	<p>Reservoirs Containing less than 22,700 litres, Wells and Supply Intakes for the Reticulation or Provision of Public Water Supply</p>	
<p>All Zones</p>	<p>Activity Status: PER</p> <p>Where the activity complies with the following standards: INF-S1, EW-S4</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
<p>INF-R10</p>	<p>Irrigation and Stock Water Races, Open Drains and Channels</p>	
<p>All Zones</p>	<p>Activity Status: PER</p>	<p>Activity status when compliance with standard(s) is not achieved:</p>

	Where the activity complies with the following standards: INF-S1, EW-S4	Refer to relevant standard(s).
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INF-R11	Any Infrastructure not Otherwise Listed	
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All Zones	Activity Status: DIS	
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Telecommunications

INF-R12	Customer Connections	
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All Zones	Activity Status: PER	
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INF-R13	Telecommunications (not regulated under NESTF)	
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All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any panel antenna: <ol style="list-style-type: none"> a. does not exceed a width of 0.7m; and b. where located in a road reserve, fits within an envelope of 3.5m in length and 0.7m in width; 2. any dish antenna does not exceed a diameter of 1.2m in a residential zone or 3m in any other zone; 3. any omni directional 'whip' or dipole antenna does not exceed: <ol style="list-style-type: none"> a. 1.6m in vertical length; b. 60mm in diameter; and c. 1.5m in horizontal length; 4. any headframe does not exceed: <ol style="list-style-type: none"> a. 2.5m in diameter in Residential Zones outside the road reserve; b. the dimensions set out in 1.b. above in Residential Zones within the road reserve; or c. 6m in diameter in all other zones; 5. any antenna attached to a building does not exceed a height of 5m above the point it is attached to the building; 6. any telecommunications cabinet does not exceed a footprint of 2.5m² or a height above ground level of 2m; 	<p>Activity status when compliance is not achieved with R13.1-R13.7: RDIS</p> <p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance is not achieved with R13.8: RDIS</p> <p>Matters of discretion are restricted to: INF-MD2 Reflectivity</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
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	<p>7. any group of telecommunications cabinets does not exceed a footprint of 3m²; and</p> <p>8. Any pole or telecommunications cabinet located in an ONF or ONL must be finished in materials with a maximum reflectance value of 30%.</p> <p>And the activity complies with the following standards: INF-S1, INF-S2 and INF-S3</p>	
<p>INF-R14</p>	<p>Telecommunications regulated under NESTF, but which do not meet the permitted activity standards in Regulations 27, 29, 31, 33 or 35 of the NESTF</p>	
<p>All Zones</p>	<p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> for panel antenna a width of 0.8m is not exceeded; for dish antenna, the antenna does not exceed a diameter of: <ol style="list-style-type: none"> 1.2m in a residential zone; or 3m in all other zones. Any pole or telecommunications cabinet located in an ONF or ONL must be finished in materials with a maximum reflectance value of 30%. <p>And the activity complies with the following standards: INF-S1, INF-S2 and INF-S3</p> <p>Matters over which control are reserved: INF-MD1 Scale, Location and Design of Infrastructure</p>	<p>Activity status when compliance is not achieved with R14.1 — 14.2 RDIS</p> <p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance is not achieved with R14.3: RDIS</p> <p>Matters of discretion are restricted to: INF-MD2 Reflectivity</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
<p>INF-R15</p>	<p>Antenna attached to a building and regulated under NESTF, but which do not meet the permitted activity standards in Regulations 37 of the NESTF</p>	
<p>All Zones</p>	<p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> any panel antenna does not 	<p>Activity status when compliance is not achieved with R15.1 or R15.2: RDIS</p>

	<p>exceed a maximum face area of 2m²;</p> <p>2. any antenna attached to a building does not exceed a height of 5m above the point it is attached to the building.</p> <p>Matters over which control are reserved: INF-MD1 Scale, Location and Design of Infrastructure</p>	<p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
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INF-R16	Telecommunication cabinets regulated under NESTF, but which do not meet the permitted activity standards in Regulations 20, 21 or 22 of the NESTF
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All Zones	<p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> any cabinet does not exceed a footprint of 2.5m² or a height above ground level of 2m; or a group of telecommunications cabinets do not exceed a footprint of 3m². Any telecommunications cabinet(s) located in an ONF or ONL must be finished in materials with a maximum reflectance value of 30%. <p>Matters over which control are reserved: INF-MD1 Scale, Location and Design of Infrastructure</p>	<p>Activity status when compliance is not achieved with R16.1 — 16.2 RDIS</p> <p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance is not achieved with R16.3: RDIS</p> <p>Matters of discretion are restricted to: INF-MD2 Reflectivity</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
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Activities in the National Grid Yard

INF-R17	Accessory Buildings to any Sensitive Activity within the National Grid Yard
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All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> The accessory building does not include a habitable room (e.g. a sleepout); The accessory building is located more than 12m from a national grid support structure; and 	<p>Activity status where compliance not achieved with R17.1 — 17.3: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
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	<p>3. The accessory building is no more than 2.5m in height and no more than 10m² in area.</p> <p>And the activity complies with the following standards: INF-S4</p>	
INF-R18	Network Utility Operation, Infrastructure and Electricity Generation that Connects to the National Grid within the National Grid Yard	
All Zones	<p>Activity Status: PER</p> <p>Where the activity complies with the following standards: INF-S4</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R19	Fences within the National Grid Yard	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> The fence is located at least 5m from a national grid pole, or 6m from a national grid tower. <p>And the activity complies with the following standards: INF-S4</p>	<p>Activity status where compliance not achieved with R19.1: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R20	Ancillary Stockyards and Platforms, Including those Associated with Milking Sheds within the National Grid Yard	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> The stockyard or platform is located more than 12m from a national grid support structure. <p>And the activity complies with the following standards: INF-S4</p>	<p>Activity status where compliance not achieved with R20.1: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R21	Uninhabited Farm and Horticultural Buildings and Structures within the National Grid Yard	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> The building or structure is 	<p>Activity status where compliance not achieved with R21.1: NC</p> <p>Activity status when compliance</p>

	located more than 12m from a national grid support structure. And the activity complies with the following standards: INF-S4	with standard(s) is not achieved: Refer to relevant standard(s).
INF-R22	Artificial Crop Protection Structures or Crop Support Structures within the National Grid Yard	
All Zones	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The structure does not exceed 2.5m in height; and 2. The structure is located at least 8m from a national grid transmission line pi-pole; and 3. The structure is removable or temporary to allow a clear working space of 12m from the pi-pole for maintenance; and 4. All weather access and a sufficient area for maintenance equipment, including a crane, is provided to the transmission line pi-pole. And the activity complies with the following standards: INF-S4	Activity status where compliance not achieved with R22.1: NC
INF-R23	Alterations and Additions to an Existing Building or Structure for a Sensitive Activity within the National Grid Yard	
All Zones	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The alteration or addition does not result in an increase in the building height or footprint. 	Activity status where compliance not achieved with R23.1: NC
INF-R24	New Sensitive Activities (including the use of an existing building for a new Sensitive Activity), within the National Grid Yard	
All Zones	Activity Status: NC	
INF-R25	Wintering barns, commercial greenhouses, immovable protective canopies, produce packing facilities and milking sheds within the National Grid Yard	

All Zones	Activity Status: NC	
INF-R26	Buildings or structures for the handling or storage of hazardous substances with explosive or flammable intrinsic properties within the National Grid Yard, excluding the accessory use and storage of hazardous substances in domestic scale quantities	
All Zones	Activity Status: NC	
INF-R27	Any Other Activity, Building or Structure within the National Grid Yard Not Otherwise Listed	
All Zones	Activity Status: NC	

Activities in the Electricity Distribution Corridor

INF-R28	Alterations and Additions to an Existing Building or Structure within the Electricity Distribution Corridor	
All Zones	<p>Activity Status: PER</p> <p>Where: The alteration or addition does not result in an increase in the building height or footprint.</p>	<p>Activity status when compliance is not achieved with R28.1: RDIS</p> <p>Matters of discretion are restricted to: INF-MD3 Activities in the Electricity Distribution Corridor</p> <p><i>Advice Note: Any application arising from this rule shall not be subject to public notification but may be limited notified only to the relevant electricity distribution line operator, unless their written approval is provided.</i></p>
INF-R29	Fences within the Electricity Distribution Corridor	
All Zones	<p>Activity Status: PER</p> <p>Where: 1. The fence does not exceed 2.5m in height.</p>	<p>Activity status when compliance is not achieved with R29.1: RDIS</p> <p>Matters of discretion are restricted to: INF-MD3 Activities in the Electricity Distribution Corridor</p> <p><i>Advice Note: Any application arising from this rule shall not be subject to public notification but may be limited notified only to the relevant electricity distribution line operator, unless their written approval is provided.</i></p>

INF-R30	Buildings (excluding accessory buildings), Sensitive Activities, or the use of an existing building for a new sensitive activity, within the Electricity Distribution Corridor	
All Zones	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to: INF-MD3 Activities in the Electricity Distribution Corridor</p> <p><i>Advice Note: Any application arising from this rule shall not be subject to public notification but may be limited notified only to the relevant electricity distribution line operator, unless their written approval is provided.</i></p>	
INF-R31	The storage of hazardous substances with explosive or flammable intrinsic properties within the Electricity Distribution Corridor, excluding the accessory use and storage of hazardous substances in domestic scale quantities	
All Zones	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to: INF-MD3 Activities in the Electricity Distribution Corridor</p> <p><i>Advice Note: Any application arising from this rule shall not be subject to public notification but may be limited notified only to the relevant electricity distribution line operator, unless their written approval is provided.</i></p>	

Standards

INF-S1	Sensitive Areas	Activity status where compliance not achieved:
All Zones	<ol style="list-style-type: none"> Unless located within road reserve, the infrastructure is located outside of any sensitive area. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Whether there is a demonstrated functional need or operational need for the location of the activity.

		<ul style="list-style-type: none"> b. The extent to which adverse effects on the values of the sensitive area have been avoided as far as practicable through the proposal. c. The appropriateness of measures to remedy or mitigate adverse effects that cannot be avoided. d. The effectiveness of any proposed offsetting or compensation measures. e. The benefits of the activity.
INF-S2	Radiofrequency, Electric and Magnetic Fields	Activity status where compliance not achieved:
All Zones	<ul style="list-style-type: none"> 1. Any infrastructure involving radiofrequency fields must not exceed the levels specified in NZS 2772:1999 'Radiofrequency Fields — Maximum exposure levels — 3kHz to 300 GHz.' 2. Any infrastructure that emits electric and magnetic fields must comply with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time-varying electric and magnetic fields (1 Hz — 100 Hz), Health Physics 99(6):818-836; 2010. 	NC
INF-S3	Pole and Tower Height	Activity status where compliance not achieved:
All Zones	<ul style="list-style-type: none"> 1. The height of any pole, tower or other support structure shall not exceed: <ul style="list-style-type: none"> a. 5m above the permitted height limit in any residential, commercial and mixed use, or industrial zone. b. 25m in any Rural Zone outside an ONF or ONL. c. 20m in any Rural Zone within an ONF or ONL. d. 20m in any other zone. Except that 1. above does not apply to any lightning rods, antennas, and their associated mounting structures, where these do not exceed: <ul style="list-style-type: none"> • the maximum height in 1. above 	<p>RDIS</p> <p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p>

	<ul style="list-style-type: none"> by 3.5m, and • either a width of 700mm for a penal antenna or 1.2m in diameter for a dish antenna. 	
INF-S4	National Grid Yard	Activity status where compliance not achieved:
All Zones	<ol style="list-style-type: none"> 1. Any buildings or structures in the national grid yard must comply with the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP34:2001). 2. Any building, structure or activity within the national grid yard must not permanently physically impede vehicular access to a national grid support structure. 	NC

Matters of Control or Discretion

INF-MD1 Scale, Location and Design of Infrastructure

- a. The purpose of, and necessity for, any breach in the height or size limits.
- b. The potential impact on the levels of service or health and safety if the activity is not undertaken.
- c. Any functional needs and operational needs of the infrastructure.
- d. The bulk, height, location and design of the infrastructure, including any associated buildings or structures
- e. The amenity values of the respective zone, overlay or precinct and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated.
- f. The location of infrastructure, including the need for connections to existing networks and services.
- g. The benefits of the infrastructure proposed.

INF-MD2 Reflectivity

- a. The visual effects of the proposal on the values of the ONF/ONL.
- b. The functional needs and operational needs of the activity.
- c. The benefits of the infrastructure proposed.

INF-MD3 Activities in the Electricity Distribution Corridor

- a. The extent to which the activity complies with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001).
- b. Adverse effects or risks on the on-going efficient operation, maintenance, development and upgrade of the electricity distribution network.

- c. The provision of continued reasonable access to existing distribution lines and support structures for maintenance, inspections and upgrading.
 - d. The outcome of any consultation with, and technical advice from the relevant electricity distribution line operator.
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Note — This plan change has shown in the relevant location provisions that are from the operative Mackenzie District Plan, which were introduced by Plan Change 13 (Section 7 Rural Zones: Rural Objective 3B(2); Policy 3B6(c) and (d); and Policy 3B8). These provisions are shaded in grey to identify them. The provisions to be carried over are shown in this plan change for context, but are not within the scope of Plan Change 26. This means the grey shaded provisions are not being reviewed as part of this plan change, they are not within the scope of matters assessed (under section 32) nor are they within the scope of matters to be submitted on as part of this plan change.

The grey shaded provisions that are out of scope of this plan change do have some minor layout and numbering changes made to them under Clause 16 First Schedule, to include them in the National Planning Standard format. These minor changes do not affect the content of the provisions.

Renewable Electricity Generation

Introduction

This chapter contains District-wide provisions relating to renewable electricity generation activities.

Energy efficiency and the use and development of renewable energy are matters the District Plan must have particular regard to under section 7 of the Act. The District Plan must also give effect to the National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG), which requires recognition of the national significance of renewable electricity generation.

There are significant renewable energy resources located within the District. Part of the nationally significant Waitaki Power Scheme, which is the largest hydro-electric power scheme in New Zealand, is located within the District. The District also contains the Opuha Hydro-electric Power Scheme. There is also increasing interest in solar power generation in the District, due to the high amount of irradiance, particularly in Te Manahuna / the Mackenzie Basin. At a domestic scale, there are renewable electricity options such as solar water heating and solar panels.

The NPS-REG directs that the development, operation, maintenance and upgrading of both new and existing renewable electricity generation activities is provided for, in order to increase the proportion of electricity generated from renewable energy sources. These activities often have a functional need or operational need to be in a particular location, but can have adverse effects on the environment, particularly in areas which have important natural values or mana whenua values. This chapter provides direction on how renewable electricity generation activities are to be provided for, while appropriately managing the adverse effects of these activities.

The provisions in other chapters of this District Plan do not apply to activities managed in this chapter, except as follows:

- Natural Hazards
- Historical Heritage
- Notable Trees

- Ecosystems and Indigenous Biodiversity, but excluding Policies 2 and 3.
- Activities on the Surface of Water
- Light
- Noise
- Signs

The provisions in the earthworks chapter do not apply to earthworks which form part of the activities managed in this chapter, except for the construction of new roads or access tracks.

Objectives and Policies

Objectives	
REG-O1	General Output
The output from renewable electricity generation activities in the District for national, regional and local use is maintained or increased.	
REG-O2	Adverse Effects
The adverse effects of renewable electricity generation activities are appropriately managed.	
REG-O3	Te Manahuna / Mackenzie Basin ONL Subzone - Waitaki Power Scheme
<p>To maintain and develop structures and works for the Waitaki Power Scheme:</p> <ol style="list-style-type: none"> 1. within the existing footprints of the Tekapo-Pukaki and Ohau-Ohau Canal Corridor, the Takapō / Tekapo, Pukaki-Pukaki and Ohau-Ohau Rivers, along the existing transmission lines, and in the Crown-owned land containing Lakes Tākapo / Tekapo, Pukaki-Pukaki, Ruataniwha and Ohau and subject only (in respect of landscape values) to the objectives, policies and methods of implementation within Chapter 15 (Utilities) this chapter, except for management of exotic tree species in respect of which all objective (1) NFL-O3(1) and all implementing policies and methods in this section the NFL Chapter apply; 2. elsewhere within Te Manahuna / the Mackenzie Basin subzone ONL so as to achieve NFL-O3(1) objective (1) above. 	
Policies	
REG-P1	Benefits
Recognise and provide for the national, regional, and local benefits of renewable electricity generation activities, including avoiding, reducing, or displacing greenhouse gas emissions.	
REG-P2	Te Manahuna / Mackenzie Basin ONL Subzone — Renewable Energy
To recognise and provide for the use and development of renewable energy generation and transmission infrastructure and operations within the footprint of current operations or on land owned by infrastructure operators as at 1 October 2011 while, as far as practicable, avoiding, remedying or mitigating significant adverse effects on the outstanding natural landscape and features of Te Manahuna / the Mackenzie Basin .	

REG-P3	Lakeside Protection Areas
<ol style="list-style-type: none"> 1. Provide for the upgrading, maintenance and enhancement of the existing elements of the Waitaki Power Scheme; and 2. Avoid, remedy or mitigate the adverse impacts of further buildings and structures required for the Waitaki Power Scheme on the landscape values and character of the Basin’s lakes and their margins. 	
REG-P4	Investigation Activities and Small-Scale Renewable Electricity Generation Activities
<p>Enable investigation and identification of renewable electricity generation sources and small-scale renewable electricity generation activities while managing adverse effects relative to the sensitivity of the area in which they are located.</p>	
REG-P5	Other Renewable Electricity Generation Activities
<p>Provide for renewable electricity generation (not otherwise specified in REG-P4), while managing adverse effects by:</p> <ol style="list-style-type: none"> 1. avoiding, remedying or mitigating significant adverse effects as far as practicable; 2. minimising other effects; 3. having regard to any offsetting measures and environmental compensation proposed; and 4. having particular regard to the: <ol style="list-style-type: none"> a. functional needs and operational needs of renewable electricity generation activities; and b. location and efficient use of existing electricity generation, transmission and distribution infrastructure. 	
REG-P6	Other Renewable Electricity Generation Activities — Within areas of significant indigenous vegetation and significant habitats of indigenous fauna, ONLs, ONFs, riparian areas and SASM or on highly productive land
<p>Provide for renewable electricity generation activities (not otherwise specified in REG-P4) within areas of significant indigenous vegetation and significant habitats of indigenous fauna, Outstanding Natural Landscapes, Outstanding Natural Features, Sites and Areas of Significance to Māori, riparian areas, or within area of Highly Productive Land, where:</p> <ol style="list-style-type: none"> 1. there is a functional need or operational need for the activity to be in that location; 2. adverse effects on the values of the area are avoided as far as practicable, including through site, route or method selection, design measures and other management methods; 3. adverse effects that cannot be avoided are remedied or mitigated, where practicable; 4. regard is had to any offsetting measures or environmental compensation, where there are residual adverse effects that cannot be avoided, remedied or mitigated; and 5. following application of 1. - 4. above, there are no significant adverse effects remaining. 	
Rules	
REG-R1	Operation and maintenance of an existing hydroelectric power station and associated structures
All Zones	Activity Status: PER

REG-R2	Upgrade of an existing hydroelectric power station and associated structures associated with the Opuha Scheme, or within the existing footprint or core sites of the Waitaki Power Scheme	
All Zones	Activity Status: PER	
REG-R3	Upgrade of an existing structure within an operating easement of the Waitaki Power Scheme	
All Zones	Activity Status: PER Where: 1. Any modification or addition does not result in more than 20m ² of additional land being utilised for buildings, structures and ancillary activities, or the height of any existing building being increased by more than 2.5 metres.	Activity status when compliance is not achieved with R3.1: CON Matters over which control are reserved: REG-MD1 Existing Hydroelectric Power
REG-R4	Development of new renewable electricity generation activities associated with an existing hydroelectric power station, including associated structures	
All Zones	Activity Status: CON Where: 1. The development will not result in an increase in the maximum operating level of a lake or water storage area authorised at the date this rule was notified, or create a new lake or water storage area. Matters over which control are reserved: REG-MD1 Existing Hydroelectric Power	Activity status when compliance is not achieved with R4.1: RDIS Matters of discretion are restricted to: REG-MD2 Maximum Operating Level Changes
REG-R5	Investigation Activities	
All Zones (except as specified below)	Activity Status: PER Where: 1. The investigation, identification or	Activity status when compliance is not achieved with R5.1: RDIS Matters of discretion are

	<p>assessment activity is located on site for no more than 60 months.</p> <p>2. Any structure shall be set back from the road boundary, or internal boundary of any site in separate ownership, the equivalent distance to the height of the structure.</p>	<p>restricted to:</p> <ul style="list-style-type: none"> a. Any functional or operational reason for an extended timeframe. b. The appropriateness of measures to avoid, remedy or mitigate adverse effects. <p>Activity status when compliance is not achieved with R5.2: RDIS</p> <ul style="list-style-type: none"> a. The location, design, scale and appearance of the building or structure. b. For road boundaries, adverse effects on the streetscape. c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property. d. Any functional or operational reason that structures cannot be setback in accordance with R5.2. e. The adequacy of any mitigation measures.
<p>Scenic Viewing Areas, Scenic Grasslands, Lakeside Protection Areas, Māori Rock Art Protection Areas and Silent File Areas</p>	<p>Activity Status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 3. The investigation, identification or assessment activity is located on site for no more than 60 months. 4. Any structure does not exceed 1.8m in height and 6m² in footprint, but excluding any anemometer mast, weather stations, lightning rods, antennas, earth peak or GPS unit and their associated mounting structures. 	<p>Activity status when compliance is not achieved with R5.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Any functional or operational reason for an extended timeframe. b. The appropriateness of measures to avoid, remedy or mitigate adverse effects. <p>Activity status when compliance is not achieved with R5.4: RDIS</p> <p>Matters of discretion are restricted to: REG-MD3 Specified Areas</p>
<p>REG-R6</p>	<p>Small-scale Renewable Electricity Generation Activities</p>	
<p>Outside Areas Specified Below</p>	<p>Activity Status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 1. Any building or structure, or 	<p>Activity status when compliance is not achieved with R6.1: RDIS</p> <p>Matters of discretion are</p>

	<p>additions to an existing building or structure shall comply with height limit for the zone in which the activity is located.</p>	<p>restricted to:</p> <ul style="list-style-type: none"> a. The matters of discretion relating to height specified in the relevant zone chapter. b. The appropriateness of measures to avoid, remedy or mitigate adverse effects. c. Operational needs of the activity.
<p>Outstanding Natural Landscapes</p>	<p>Activity Status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 2. Any building or structure, or additions to an existing building or structure, shall comply with NFL-S1 and NFL-S4. 	<p>Activity status when compliance is not achieved with R6.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The visual effects of the proposal on the values of ONF/ONL. b. The functional needs and operational needs of the activity.
<p>Scenic Viewing Areas, Scenic Grasslands, Lakeside Protection Areas</p>	<p>Activity Status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 3. The activity is limited to additions to an existing building or structure. 	<p>Activity status when compliance is not achieved with R6.3: RDIS</p> <p>Matters of discretion are restricted to: REG-MD3 Specified Areas</p>
<p>REG-R7</p>	<p>Any Renewable Electricity Generation Activities Not Otherwise Listed</p>	
<p>Outside Areas Specified Below</p>	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to: REG-MD4 New Renewable Electricity Generation</p>	
<p>Within an area of significant indigenous vegetation or significant habitat of indigenous fauna, Outstanding Natural Landscape, Outstanding Natural Feature, Sites and Areas of Significance to Māori, a</p>	<p>Activity Status: DIS</p>	

setback distance specified in Table NATC-1, or on Highly Productive Land		
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Matters of Control or Discretion

REG-MD1 Existing Hydroelectric Power

- The nature of any visual effects of the building or structure on the skyline and open landscape.
- The nature of any effects on any indigenous vegetation and habitats of indigenous fauna.
- The nature of any adverse effects on the environment from construction of the building or structure including earthworks, dust, run-off, sedimentation, noise and traffic.
- The location, bulk, height, cladding or colour of the proposed work.
- Landscaping, revegetation, and fencing.
- Earthworks.
- Location and construction of vehicle entry and exit points.
- Vehicle manoeuvring and parking areas.

REG-MD2 Maximum Operating Level Changes

- The extent to which surrounding land would be inundated.
- The productive quality of soils of an area to be inundated.
- The degree to which the visual quality of the landscape will be affected.
- The social and economic impact on local communities.
- The extent to which an increased water body will affect the provision of roading and services within the locality.
- The potential for increased recreational opportunities.
- The degree to which Outstanding Natural Landscapes, Scheduled Heritage Items, Lakeside Protection Areas and Significant indigenous vegetation and significant habitats of indigenous fauna will be affected.
- The extent of effects on Sites and Areas of Significance to Māori.
- The visual impact of roading.
- The extent to which the activity exacerbates lakeshore erosion and/or weakening of hillslopes.

REG-MD3 Specified Areas

- Whether there is a demonstrated functional need or operational need for the location of the activity.
- The extent to which adverse effects on the values of the location have been avoided as far as practicable through the proposal.
- The appropriateness of measures to remedy or mitigate adverse effects that cannot be avoided.
- The effectiveness of any proposed offsetting or compensation measures.
- The location of existing electricity generation, transmission and distribution infrastructure and the extent to which the proposal contributes to its efficient use.
- The significance and benefits of the activity.

REG-MD4 New Renewable Electricity Generation

- a. The appropriateness of measures to avoid, remedy or mitigate adverse effects.
- b. The effectiveness of any proposed offsetting or compensation measures.
- c. The functional needs and operational needs of the activity.
- d. The location of existing electricity generation and distribution infrastructure and the extent to which the proposal contributes to its efficient use.
- e. The significance and benefits of the proposal.
- f. The nature of any adverse effects on the environment from construction of any building or structure including earthworks, dust, run-off, sedimentation, noise and traffic.
- g. The location, bulk, height, cladding or colour of the proposed work.
- h. Landscaping, revegetation, and fencing.
- i. Earthworks.
- j. Location and construction of vehicle entry and exit points.
- k. Vehicle manoeuvring and parking areas.