

PART 12

INFRASTRUCTURE AND

TRANSPORT

12.1 INTRODUCTION

12.1.1 Infrastructure is essential for the efficient functioning of the district and for economic development.

The Act defines a range of assets as infrastructure, with these including:

- pipelines for gas, petroleum, bio-fuel, or geothermal energy
- structures and buildings for renewable energy
- telecommunication networks and radio communications
- electricity generation facilities, support structures and lines for distribution and supply
- supply systems for water, drainage and sewerage
- transport structures including roads, rail, walkways and cycleways
- airports and navigation instruments

12.1.2 All of these infrastructure types are present in the district, for example:

- A high pressure natural gas pipeline runs through the district, and many parts of the urban area have the option of linking to gas.
- The reticulation of geothermal fluid is a feature of the central city. Geothermal energy production may increase in the district, with the Ohaaki Geothermal Power Station in the south of the district a notable example.
- The district is served by a range of telecommunication services, with the most visible being the tower on Mt Ngongotaha.
- A diverse range of electricity generation assets are present in the district, including part of the Ohakuri hydroelectric dam. Sub stations are located in various urban and rural areas. Support structures range from the large transmission towers in the west of the district, to the network of single poles along many urban streets and rural roads.
- Infrastructure for water, drainage and wastewater is mainly underground pipes. Above ground assets include the headworks at Utuhina, the Wastewater Treatment Plant at Ngapuna, and a network of pump stations.
- The roads in the district range from state highways, arterials, collectors and local roads. Dedicated cycling lanes are a feature of many roads, and a cycle link also forms part of the railway corridor between Rotorua City and Ngongotaha.
- The Rotorua Airport is located to the east of the city.

12.1.3 This part details the total policy framework for the Infrastructure 1, or Road Zone, and the rules and assessment criteria for infrastructure that can be built in other zones of the district. The Road Zone is one of two infrastructure-related zones in the district. The other is the Airport Zone, which is covered in Part 9. The policy framework for the Road Zone takes account of the National Environmental Standards for Electricity Transmission and Telecommunication Cabinets.

12.1.4 The road zone is described further below:

Zone	Code	Description
Infrastructure 1	INF1	The Road Zone is the main zone where a broad range of infrastructure types, not just roads, are located both above and below ground. In the urban area the Road Zone generally covers the area of land between the legal frontages of a property either side of the 'Road Reserve'. As well as the sealed strip of carriageway, the road reserve usually contains the grass berm, footpath, kerb and channel. In commercial areas including the City Centre, it also includes the footpaths and the verandahs that occupy the airspace above the road reserve. In the rural areas, the road zone covers the sealed carriageway and the land ten metres either side of the centreline.

12.1.5 Not all roads in the district are covered by the Road Zone. Maori Roadways are a major example, as are unformed or 'paper roads' where there is no physical evidence to suggest its establishment was for public thoroughfare. Conversely, there are a number of roads that have all the physical characteristics of a public road but whose ownership is private. Examples include the internal road network of the City Centre 3 Zone (Rotorua Central), and Queens Drive east of the Princes Gate archway.

12.1.6 All of the roads within the Road Zone are designated. All State Highways are designated with New Zealand Transport Agency the Requiring Authority. All other public roads that are within the Road Zone are also designated, with Rotorua District Council as Requiring Authority. The designation process is explained in **Part B** and the schedule of designations in the district is provided in **Appendix 3**. The Road Zone rules in **12.3** do not apply to activities that have been the subject of a confirmed Notice of Requirement or Outline Plan process prepared by the Requiring Authorities mentioned above. What it does mean for proposals that are not the Requiring Authority's for these designations is that the Requiring Authority's permission needs to be sought and obtained irrespective of whether the activity required resource consent or not by the virtue of the Road Zone Rules.

12.1.7 The Road Zone is not the sole focus of this chapter. It also provides the rules and assessment criteria for a range of infrastructure that may need to be built in other parts of the district. The type of structures anticipated include:

- Pipelines for gas
- Overhead lines particularly in the rural zone where the road reserve may not be wide enough to accommodate its installation
- Substation for electricity
- Antennae and masts for telecommunications, both freestanding and attached.

As for roads within the Road Zone, the rules in this Part do not apply to a activities that have been the subject of a confirmed Notice of Requirement of Outline Plan process.

12.1.8 The issues detailed below have shaped the policy framework for the road zone and infrastructure located within other zones. While many issues have required consideration, and the objectives and policies are comprehensive, most are related to achieving one of the following major outcomes:

- A zone which is the first preference for the location of a range of lineal infrastructure above, below or on the ground, the main examples being road carriageways, telegraph poles, optic fibre cable, water and wastewater pipes.
- A zone that provides for the development of significant energy efficient infrastructure and renewable energy sources
- A zone where the safe and efficient functioning of the road network and road users is the priority objective, with this balanced against the other objective of the Road Zone as the principal infrastructure corridor of the district.
- A zone where the safe and efficient functioning of the road network and road users is balanced with the reality that the Road Zone is also one of the main areas for temporary events (eg marathons, street markets) and outside dining in the City Centre.
- A regulatory environment where infrastructure essential for the functioning of the district and the community is provided with a minimum of regulatory intervention.

Each issue is discussed in turn below.

12.1.9 WELL PLANNED INFRASTRUCTURE

Infrastructure, like subdivision, is generally forever. When pipes or poles are replaced or upgraded, it is usually in the same vicinity of where they were put in the first place. Given the amount of time they will feature in the urban and rural environment, the establishment of new infrastructure needs to have regard to amenity, visual impacts to important landscapes, cultural heritage, water quality and should be design to avoid the potential adverse effects of climate change induced water variability. Alternatively activities adjoining or within vicinity of the State Highway need to be managed and designed in a manner to mitigate potential adverse effects on the efficient, safe operation of the State Highway.

12.1.10 WELL MANAGED AND MAINTAINED INFRASTRUCTURE

Infrastructure is expensive to provide and also to maintain. Some infrastructure is critical to the safe and efficient functioning of the district, and even moreso in the event of an emergency or natural disaster. Therefore, infrastructure needs to be protected from activities that may affect function or shorten design life.

12.1.11 RENEWABLE ENERGY and ENERGY EFFICIENCY

Sources of renewable energy are constantly being developed and becoming more prominent within New Zealand's infrastructure. Given its level of national importance within the Resource Management Act territorial authorities need to have particular regard to the social, economic and cultural and environmental benefits that can be derived from the use and development of renewable energy. Rotorua has a significant amount of resources such as geothermal and water that have the potential to be utilised to develop renewable energy. Although this activity is nationally significant the adverse effects generated on the resource and surrounding environment can be significant, the District Plan needs to control these activities whilst acknowledging this level of importance.

Buildings are able to incorporate a wide range of building materials and products to provide for energy efficiency and conservation, this in turn providing for healthy lifestyles and enhancing the natural environment. Infrastructure can also be managed and design to be energy efficient through providing for energy conservation and reusability of energy sources. The general public also have a role in this area, through the use of energy efficient practices, products and energy conservation within their respective environments

12.1.12 TELECOMMUNICATIONS

It is predicted that high speed broadband will be rolled out during the life of the plan. Optic fibre cable is likely to be the main type of delivery method, either in underground ducts or as additional lines on power poles. Other hardware may include cabinets, antennas attached to buildings and freestanding towers and dishes. It is important to balance the cost of providing this service and the potential impacts to visual amenity.

12.1.13 TEMPORARY EVENTS

Sporting and cultural events are a major feature of the Rotorua landscape. The Road Zone, along with the Reserve and Recreation Zone, are the two main zones where temporary events take place. Temporary events need to be supported as an important part of the economic, social and cultural wellbeing of the community..

12.1.14 **LAKE WATER QUALITY**

Major investments are being made to the reticulation of wastewater services to improve lake water quality. This will result in the establishment of new treatment facilities, pump stations and underground services. The District Plan aims for a facilitative approach so the reduction in septic systems is expedited.

DRAFT POLICY FRAMEWORK – FEEDBACK SOUGHT

1. **Are there any concerns with the dual zoning and designation of most roads in the district?**
2. **Do you agree with the objective of making the road zone the principal area for infrastructure?**
3. **Do you agree the location and establishment of important infrastructure should be as streamlined as possible, or is a strong regulatory framework favoured?**
4. **Do you agree temporary events and outdoor dining should be permitted activities in the Road Zone? Should there be exceptions?**

DRAFT

12.2 OBJECTIVES AND POLICIES

Well planned infrastructure

Objective 12.2.1

Enable infrastructure that is complimentary to the character of the zone in which it is located and the adjoining zone

Objective 12.2.2

Well designed and maintained road reserves that are the principal area for the provision of above ground and underground infrastructure

Objective 12.2.3

Well designed and maintained road reserves that support a range of transport modes including cycling, walking and public transport.

Objective 12.2.4

Subdivisions that have safe, efficient and integrated connections with the existing transport network.

Policy 12.2.1.1

The undergrounding of infrastructure where practical to do so, and well designed and complimentary to the surrounding environment where undergrounding is not feasible or practical.

Policy 12.2.2.1

Encourage the use of the Road Zone as infrastructure corridors in preference to other zones

Policy 12.2.3.1

Promote the Road Zone as a multi-functional corridor accommodating a range of motorised and non-motorised transport modes.

Policy 12.2.3.2

Use the classification of the road hierarchy to ensure a safe and functional road network.

Policy 12.2.4.1

Ensure provision of a safe and effective multi-modal transport network including roadways, cycleways and pedestrian access at the time of subdivision.

Policy 12.2.4.2

Provide for the connection of new streets and public accessways with existing infrastructure in a logical progression and in a manner that does not compromise future subdivision or development of adjoining sites at the time of subdivision.

Policy 12.2.4.3

Provide at the time of subdivision public accessways that link residential areas with public transport services, schools, recreational areas, shops, and other destination points.

Policy 12.2.4.4

Ensure rural subdivision does not lead to ribbon development along rural roads, where this is not in keeping with existing rural character.

Policy 12.2.4.5

Provide for flexibility in carriageway design while ensuring:

- Roads can perform their functions within the district's roading hierarchy
- Sufficient provision for the laying of services in berms is provided for
- Sufficient landscaping that does not impact

on the provision of services

Carriageway width and design is considered in conjunction with on-site amenity, in particular the depth of site front yards and the need for off street parking.

Well managed and maintained infrastructure

Objective 12.2.5

Well planned and designed buildings and activities that take account of, and do not compromise the safe and efficient operation of adjacent or adjoining infrastructure including roads.

Policy 12.2.5.1

Set appropriate standards and measures to protect and ensure effective functioning of infrastructure

Policy 12.2.5.2

Provide for the operation, maintenance, upgrading and development of infrastructure.

Policy 12.2.5.3

Promote the consideration of multi-modal long term and network wide impacts where relevant to the efficient function of the road network.

Renewable Energy and Energy Efficiency

Objective 12.2.8

Renewable energy generation designed in a manner that provides for the economic, cultural, social and environmental wellbeing of the Rotorua District and New Zealand.

Policy 12.2.8.1

Enable the efficient operation, maintenance, and upgrading of existing renewable energy generating infrastructure and activities.

Policy 12.2.8.2

Provide for the development, construction and operation of new or extensions to renewable energy generating infrastructure and related activities.

Policy 12.2.8.3

Restrict the location of new land uses that may potentially conflict with, restrict or compromise the existing operation of electricity generating infrastructure and activities.

Objective 12.2.9

Development designed in a manner to promote energy efficiency and conservation, in turn promoting the social and economic well being of Rotorua.

Policy 12.2.9.1

Encourage sustainable built forms and means of developing energy efficient buildings and structures.

Telecommunications

Objective 12.2.10

An infrastructure network where the capability of existing overhead structures is optimised to support related telecommunication services

Policy 12.2.10.1

Provide for broadband lines to be incorporated onto the existing overhead line network.

Policy 12.2.10.2

Ensure greenfield subdivision provides ducting suitable for broadband underground fibre optic cable.

Temporary events

Objective 12.2.11

Enable temporary events without compromising the intended function of a road zone or causing negative effects on the surrounding land uses.

Policy 12.2.11.1

Provide effective guidelines for signage, noise and light spill to avoid the effects on the surrounding areas and to ensure the safe operation of the road.

Lake water quality

Objective 12.2.12

Facilitate the improvement of lake water quality through the safe and hygienic treatment and disposal of wastewater from land-use activities.

Policy 12.2.12.1

Provide for the establishment of new treatment facilities, pump stations and underground services to minimise adverse effects on public health and the environment.

DRAFT

12.3 RULES FOR ACTIVITIES IN THE INFRASTRUCTURE ZONE AND INFRASTRUCTURE IN ALL OTHER ZONES

Activities undertaken within the Infrastructure 1 Zone are classified in Table 12.3.

Infrastructure 1 Road

Tables 12.3 through to 12.8 list the activity status of infrastructure anticipated outside of the Infrastructure 1 Zone.

The activity types in Table 12.3 to 12.3.8 are explained below:

P = Permitted activities Where activities in 12.3 are stated as Permitted Activities, **AND** where they comply in all respects with the Performance Standards in 12.4, resource consent will not be required.

D = Discretionary activities Where activities are expressly stated in 12.3 as Discretionary Activities, or are Discretionary Activities in accordance with Rule 12.3(3), 12.3(2), the activity shall be assessed against those matters in Rule 12.5. Council can choose to grant or refuse a resource consent for a discretionary activity. If Council grants a resource consent it can be granted subject to conditions.

NC = Non-complying activities Where activities are expressly stated in 12.3 as Non-complying Activities, or are non-complying activities in accordance with 12.3(5) they shall be assessed against those matters in Rule 12.6. Council can choose to grant or refuse a resource consent for a non-complying activity. If Council grants a resource consent it can be granted subject to conditions.

Pro = Prohibited activities Where activities are expressly stated as being prohibited and are described in the District Plan no resource consent shall be applied for. Consent to undertake such activities will require a Plan Change to be approved by Council.

NA = Not Applicable Where an activity is stated as being not applicable it indicates that these activities are not likely to occur within that particular zone.

Meanings for the terms used in the activity tables can be found in **Part 1 Definitions**.

Table 12.3 Activities in the Infrastructure 1 Road Zone

Activities	Zones
Activity classes	1
1. Any activity accessory to a permitted activity, where the accessory activity complies with all of the performance standards stated in 12.4 , and are activities not otherwise stated in 12.3 .	P
2. Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in 12.4	D
3. Any activity not expressly stated in 12.3 .	NC
District wide matters	1
4. Activities involving the drainage or infilling of wetlands listed in Appendix 2	Please see part 3
5. New buildings, structures or activities on or within the boundary of an important landscape as shown on the 300 and 500 series planning maps.	Please see part 3
6. New buildings, structures or activities requiring earthworks or land clearance on or within the boundary of a nationally significant natural area (SNA) as shown on the 300 and 500 series planning maps	Please see part 3
7. New buildings, structures or activities requiring earthworks or land clearance on or within the boundary of a regionally or locally significant natural feature (SNA) as shown on the 300 and 500 series planning maps	Please see part 3
8. Activities requiring the demolition or modification of an historic heritage item, archaeological site listed in Appendix 1 and shown on the 300 and 500 series planning maps	Please see part 3
9. Activities requiring the demolition or modification of a notable tree listed in Appendix 1 and shown on the 300 and 500 series planning maps	Please see part 3
10. New buildings or structures within an area of high land slip susceptibility as shown on Special Map 110	Please see part 14
11. New buildings, structures or activities within 20 metres of a geothermal surface feature.	Please see part 3
12. New buildings, structures or activities within the Lake Rotorua flood level as shown on Special Map 109	Please see part 14
13. Any activity that involves the use, storage, transportation or disposal of hazardous substances and/or contaminants	Please see part 16
Transport Structures	
14. Passage and temporary parking of motorised, non-motorised vehicles, stock, domestic animals and pedestrians, unless otherwise restricted	P
15. Construction and realignment of carriageways, footpaths, vehicle crossing, and accessways	P
16. Street furniture, sculptures, works of art, road signs, bus shelters, parking meters, traffic lights, lamp posts, litter bins, street trees	P
17. Repair, maintenance or replacement of street furniture, sculptures, works of art, road signs, bus shelters, parking meters, traffic lights, lamp posts, litter bins, street trees	P
18. Verandahs where the Road Zone adjoins the City Centre 1-7 and Commercial 1-3 Zones	P
19. Construction of a vehicle crossing over a formed pavement (public footpath) adjacent to the City Centre Zones, to provide access to a service lane.	P
20. Substations and incidental structures directly serving public transit systems	P

21.	Parking of heavy vehicles adjacent to Residential Zones between 11.00 pm and 7.00 am on any day	D
22.	Construction of a vehicle crossing over a formed pavement (public footpath) adjacent to the City Centre Zones, except for access to service lanes.	NC
Retail and commercial		1
23.	Outside dining and consumption of liquor on footpaths within the Road Zone adjoining City Centre Zones 1,2,5 and 6	P
Electricity and Telecommunications		1
24.	Maintenance, replacement, upgrading, resiting or repositioning of underground lines	P
25.	Maintenance, replacement, upgrading resiting or repositioning of overhead lines, where upgrading includes the installation of optic fibre cable	P
26.	Underground lines	P
27.	Overhead lines	D
28.	Freestanding telecommunication services	P
29.	Substations not exceeding 5m ² in area	P
Reticulated water, sewage, wastewater		1
30.	Maintenance, replacement and upgrading of underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
31.	Underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
Gas and Petroleum		1
32.	Maintenance, replacement and upgrading of gas pipes	P
34.	Underground pipes for the distribution (but not transmission) of natural or manufactured gas or petroleum	P
35.	Above ground pipes for the transmission of natural or manufactured gas, or petroleum	D
Refuse Disposal		1
36.	Recycling depots with a gross floor area not exceeding 10m ² , and a height no greater than 2 metres	P
Temporary activities and buildings		1
37.	Running/walking sports events	P
38.	Non motorised sporting events	P
39.	Street parades	P
40.	Expo stalls and markets adjoining the City Centre 1, 2 and 6 Zones	P
41.	Temporary buildings and structures required for permitted temporary events	P
42.	Motorised sporting events that have the prior written consent of the Road Controlling Authority.	P
Other Activities		1
43.	Offensive trades	Pro

Table 12.3.1 Activities in the Residential 1-5 zones

Activities	Zones
Activity classes	1
1. Any activity accessory to a permitted activity, where the accessory activity complies with all of the performance standards stated in 12.4 , and are activities not otherwise stated in 12.3.1	P
2. Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in 12.4	D
3. Any infrastructure activity not expressly stated in 12.3.1	NC
Transport Structures	
4. Passage and temporary parking of motorised, non-motorised vehicles, unless otherwise restricted.	P
Electricity and Telecommunications	1
5. Underground lines	P
6. Maintenance, replacement, upgrading, resiting or repositioning of underground lines	P
7. Maintenance, replacement, upgrading resiting or repositioning of existing overhead lines, where upgrading includes the installation of optic fibre cable	P
8. Overhead lines within the zones Residential 1-5	D
9. Attached telecommunication services that comply with the height provisions of the Residential Zone	P
10. Substations less than 5m ²	P
11. Freestanding telecommunication services	D
Reticulated water, sewage, wastewater	1
12. Maintenance, replacement and upgrading of underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
13. Underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
Gas and Petroleum	1
14. Maintenance, replacement, and upgrading of gas pipes	P
15. Underground pipes for the distribution (but not transmission) of natural or manufactured gas	P

Table 12.3.2 Activities in the Industrial zones

Activities	Zones
Activity classes	1
1. Any activity accessory to a permitted activity, where the accessory activity complies with all of the performance standards stated in 12.4 , and are activities not otherwise stated in 12.3.2 .	P
2. Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in 12.4	D
3. Any infrastructure activity not expressly stated in 12.3.2	NC
Transport	
4. Passage and temporary parking of motorised and non-motorised vehicles, unless otherwise restricted	P
5. Construction and realignment of vehicle crossings, and accessways	P
Electricity and Telecommunications	1
6. Maintenance, replacement, upgrading, resiting or repositioning of underground lines	P
7. Maintenance, replacement, upgrading resiting or repositioning of overhead lines, where upgrading includes the installation of optic fibre cable	P
8. Underground lines	P
9. Freestanding and attached telecommunication services that comply with the height provisions of the Industrial Zone.	P
10. Substations not exceeding 5m ² in area	P
11. Substation exceeding 5m ² but no more than 20m ² in area	P
12. Overhead lines	D
Reticulated water, sewage, wastewater	1
13. Maintenance, replacement and upgrading of underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
14. Underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
Gas and Petroleum	1
15. Maintenance, replacement and upgrading of gas pipes	P
16. Underground pipes for the distribution (but not transmission) of natural or manufactured gas or petroleum	P
17. Above ground pipes for the transmission of natural or manufactured gas, or petroleum	D

Table 12.3.3 Activities in the Airport zones

Activities	Zones
Activity classes	1
1. Any activity accessory to a permitted activity, where the accessory activity complies with all of the performance standards stated in 12.4 , and are activities not otherwise stated in 12.3.3	P
2. Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in 12.4	D
3. Any infrastructure activity not expressly stated in 12.3.3	NC
Transport	
4. Construction and realignment of vehicle crossings, and accessways	P
Electricity and Telecommunications	1
5. Maintenance, replacement, upgrading, resiting or repositioning of underground lines	P
6. Underground lines	P
7. Freestanding and attached telecommunication services that comply with the height provisions of the Airport Zone	P
8. Substations not exceeding 5m ² in area	P
9. Overhead lines	D
Reticulated water, sewage, wastewater	1
10. Maintenance, replacement and upgrading of underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
11. Underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
Gas and Petroleum	1
12. Maintenance, replacement, and upgrading of gas pipes	P

Table 12.3.4 Activities in the City Centre zones

Activities	Zones
Activity classes	1
1. Any activity accessory to a permitted activity, where the accessory activity complies with all of the performance standards stated in 12.4 , and are activities not otherwise stated in 12.3.4	P
2. Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in 12.4	D
3. Any infrastructure activity not expressly stated in 12.3.4	NC
Transport Structures	
4. Construction and realignment of service lanes	P
5. Construction of a vehicle crossing over a formed pavement (public footpath) to provide access to a service lane.	P
6. Construction of a vehicle crossing over a formed pavement (public footpath) except for access to service lanes.	NC
Electricity and Telecommunications	1
7. Maintenance, replacement, upgrading, resiting or repositioning of underground lines	P
8. Underground lines	P
9. Freestanding and attached telecommunication services that comply with the height provisions of the City Centre Zone	P
10. Overhead lines	NC
Reticulated water, sewage, wastewater	1
11. Maintenance, replacement and upgrading of underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
12. Underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P

Table 12.3.5 Activities in the Rural zones

Activities	Zones
Activity classes	1
1. Any activity accessory to a permitted activity, where the accessory activity complies with all of the performance standards stated in 12.4 , and are activities not otherwise stated in 12.3.5	P
2. Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in 12.4	D
3. Any infrastructure activity not expressly stated in 12.3.5	NC
Transport Structures	
4. Passage and temporary parking of motorised, non-motorised vehicles, stock, domestic animals and pedestrians, unless otherwise restricted	P
5. Construction and realignment of vehicle crossings, and accessways	P
Electricity and Telecommunications	1
6. Maintenance, replacement, upgrading, resiting or repositioning of underground lines	P
7. Maintenance, replacement, upgrading resiting or repositioning of overhead lines, where upgrading includes the installation of optic fibre cable	P
8. Underground lines	P
9. Overhead lines within 20 metres of the centreline of the Road.	P
10. Freestanding and attached telecommunication services within the Rural Zone in accordance with the height provisions contained within 12.2	P
11. Substations not exceeding 5m ² in area	P
Reticulated water, sewage, wastewater	1
12. Maintenance, replacement and upgrading of underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
13. Underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
Gas and Petroleum	1
14. Maintenance, replacement, and upgrading of gas pipes	P
15. Underground pipes for the distribution and transmission of natural or manufactured gas or petroleum within Rural 1	P
16. Above ground pipes for the transmission of natural or manufactured gas, or petroleum within Rural 2 and 3	NC

Table 12.3.6 Activities in the Innovation and Enterprise zones

Activities	Zones
Activity classes	1
1. Any activity accessory to a permitted activity, where the accessory activity complies with all of the performance standards stated in 12.4 , and are activities not otherwise stated in 12.3.6	P
2. Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in 12.4	D
3. Any infrastructure activity not expressly stated in 12.3.6	NC
Transport Structures	
4. Passage and temporary parking of motorised, non-motorised vehicles and pedestrians, unless otherwise restricted	P
5. Construction and realignment of vehicle crossings, and accessways	P
Electricity and Telecommunications	1
6. Maintenance, replacement, upgrading, resiting or repositioning of underground lines	P
7. Maintenance, replacement, upgrading resiting or repositioning of overhead lines, where upgrading includes the installation of optic fibre cable	P
8. Underground lines	P
9. Overhead lines	D
10. Freestanding and attached telecommunication services that comply with the height standards of the zone.	P
11. Substations not exceeding 5m ² in area	P
Reticulated water, sewage, wastewater	1
12. Maintenance, replacement and upgrading of underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
13. Underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P

Table 12.3.7 Activities in the Commercial zones

Activities	Zones
Activity classes	1
1. Any activity accessory to a permitted activity, where the accessory activity complies with all of the performance standards stated in 12.4 , and are activities not otherwise stated in 12.3.7	P
2. Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in 12.4	D
3. Any infrastructure activity not expressly stated in 12.3.7	NC
Transport Structures	
4. Construction and realignment of existing vehicle crossings, and accessways	P
Electricity and Telecommunications	1
5. Maintenance, replacement, upgrading, resiting or repositioning of underground lines	P
6. Maintenance, replacement, upgrading resiting or repositioning of overhead lines, where upgrading includes the installation of optic fibre cable	P
7. Freestanding and attached telecommunication services that comply with the height standards of the zone.	P
8. Underground lines	P
9. Substations not exceeding 5m ² in area	P
Reticulated water, sewage, wastewater	1
10. Maintenance, replacement and upgrading of underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
11. Underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P

Table 12.3.8 Activities in the Reserves and Recreation Zones

Activities	Zones
Activity classes	1
1. Any activity accessory to a permitted activity, where the accessory activity complies with all of the performance standards stated in 12.4 , and are activities not otherwise stated in 12.3.8	P
2. Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities stated in 12.4	D
3. Any infrastructure activity not expressly stated in 12.3.8	NC
Transport Structures	
4. Passage and temporary parking of motorised, non-motorised vehicles and pedestrians, unless otherwise restricted	P
5. Construction and realignment of vehicle crossings, and accessways	P
Electricity and Telecommunications	1
6. Maintenance, replacement, upgrading, resiting or repositioning of existing underground lines	P
7. Maintenance, replacement, upgrading resiting or repositioning of overhead lines, where upgrading includes the installation of optic fibre cable	P
8. Underground lines	P
9. Freestanding and attached telecommunication services that comply with the height performance standards of the Zone	P
10. Substations not exceeding 5m ² in area	P
Reticulated water, sewage, wastewater	1
11. Maintenance, replacement and upgrading of underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P
12. Underground pipe networks and structures for the conveyance or drainage of water, stormwater or sewage including geothermal water, and any ancillary equipment	P

12.4 PERFORMANCE STANDARDS

The following are the performance standards for Infrastructure activities undertaken in the Infrastructure 1 Zone and activities listed in Tables 12.3.1 to 12.3.8 for the other zones of the district.

12.4.1 PERFORMANCE STANDARDS FOR INFRASTRUCTURE 1

Permitted activity standards

12.4.1.1 Activities identified within 12.3.1 shall comply with the following performance standards in addition to this activities undertaken within the Infrastructure 1 Road Zone have the written consent of the Road Controlling Authority.

Height and daylighting

12.4.1.2 Any building or structure located shall comply with the standards specified below;

1. Any building within the Infrastructure 1 zone shall not exceed 5.0 metres above the natural ground level or the finished ground level.
2. Any pole for overhead line shall not exceed 13.0 metres above the natural ground level.
3. Freestanding telecommunication services shall not exceed 13.0 metres above the natural ground level.
4. Where the structure or building is located within the Rotorua Regional Airport Limited Airport Obstacle Limitation Surface contained the maximum height may be impacted, and further analysis in accordance with Rule 9.3.18 and 9.3.19 will be required.

Yard requirements

12.4.1.3 1. There are no yard requirements within the Infrastructure Zone.

Site coverage

12.4.1.4 1. There are no site coverage requirements for this zone.

Noise

12.4.1.5 1. Noise levels in the Infrastructure 1 Road zone

- a. Noise from any motorised vehicle shall be in accordance with the NZS Standard for Noise on Roads
- b. Noise from any other activity shall be in accordance with the noise provisions of the adjoining zone.

Signs

12.4.1.6 Permitted signage in the Infrastructure 1 Road zone

1. Signage shall be in accordance with the Signs on Roads Bylaw 2008.
2. Signage erected within alternative zones shall comply with the performance standards of that zone.

Glare and light

12.4.2.8 Activities shall be managed so that direct or indirect illumination measures not more than 10 lux on any adjoining site boundary.

Radio or electrical interference

12.4.2.9 Activities that may cause radio or electrical interference which may adversely affect aircraft communications or navigational equipment shall be assessed in accordance with Rule 9.3.20.

12.4.2 PERFORMANCE STANDARDS FOR INFRASTRUCTURE WITHIN THE OTHER ZONES OF THE DISTRICT

Activity standards

12.4.2.1 Activities identified within **12.3.2 to 12.3.8** shall comply with the following performance standards.

Height and daylighting

12.4.2.2 Any building or structure located shall comply with the standards specified below;

1. Any building within alternative zones shall not exceed 2 metres in height, this excluding poles and telecommunication masts.
2. Freestanding telecommunication services shall not exceed the specified height of the zone
3. Where the structure or building is located within the Rotorua Regional Airport Limited Airport Obstacle Limitation Surface contained the maximum height may be impacted, and further analysis in accordance with Rule 9.3.18 and 9.3.19 will be required.

Yard requirements

12.4.2.3 1. Infrastructure located within alternative zones shall comply with the yards specified within that zone.

Site coverage

12.4.2.4 1. Infrastructure located within alternative zones shall comply with the site coverage specified within that zone.

Noise

12.4.2.5 1. Infrastructure located within alternative zones shall comply with the site coverage specified within that zone.

Signs

12.4.2.7 1. **Signage located adjoining the City Gateways and/or State Highway**

All signs located on sites which are adjacent to a State Highway or City Gateway as shown on Planning Map 108 shall comply with the following illumination and font standards:

- a. **Max luminance**
 Area with Street Lighting 1600 cd/ m²
 Area without Street Lighting 800 cd/ m²
- b. **Letter (Font) Size**

Posted Speed limit Km/h	Letter Height (mm)		
	Main Message	Property name	Secondary message
50	150	100	75
60	175	125	90
70	200	150	100
80	250	175	125
100	300	200	150

- c. For the purpose of calculating the sign area, the cumulative sum total of all signage on site will be assessed. This shall include building and market brand colours, which are used as an integral part of the advertising or promotion of services or products.
- d. Flags and banners shall not be permitted.
- e. Signs shall not be contain any moving or flashing parts, utilise electronic screens for displaying digital media, or incorporate inflatable devices.

Glare and light

12.4.2.8 Activities shall be managed so that direct or indirect illumination measures not more than 10 lux on any adjoining site boundary.

Radio or electrical interference

12.4.2.9 Activities that may cause radio or electrical interference which may adversely affect aircraft communications or navigational equipment shall be assessed in accordance with Rule 9.3.20.

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12.5 DISCRETIONARY ACTIVITIES

12.5.1 Where activities in Table 12.3 are stated as Discretionary Activities, or are Discretionary Activities in accordance with Rule 12.3(2), the activity shall be assessed against those matters in Rules 12.5.4 Council can choose to grant or refuse a consent for a discretionary activity. If Council grants consent it can be granted subject to conditions.

12.5.2 Activities in 12.3 that are stated as Discretionary Activities comprise:

ACTIVITY NUMBER	NAME
Infrastructure 1 Zone	
12.3.2	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities
12.3.21	Parking of heavy vehicles adjacent to Residential Zones between 11.00 pm and 7.00 am on any day
12.3.27	Overhead lines
12.3.35	Above ground pipes for the transmission of natural or manufactured gas, or petroleum
12.3.23	Motorised sporting events
Residential Zones	
12.3.1.2	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities
12.3.1.8	Overhead lines where the zone within Residential Zone 1-5
12.3.1.11	Freestanding telecommunication services
Industrial Zone	
12.3.2.2	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities
12.3.2.12	Overhead lines
12.3.2.17	Above ground pipes for the transmission of natural or manufactured gas, or petroleum
Airport Zone	
12.3.3.2	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities
12.3.3.9	Overhead lines
City centre Zones	
12.3.2.2	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities
Rural Zones	
12.3.5.2	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities
Innovation and Enterprise Zones	
12.3.6.2	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities
12.3.6.9	Overhead lines
Commercial Zones	
12.3.7.2	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities
Reserves and Recreation Zones	
12.3.8.2	Any activity stated as a permitted activity that does not meet one or more of the performance standards for permitted activities

12.5.3 The general assessment criteria for Discretionary activities are provided in **12.5.4**.

12.5.4 **GENERAL ASSESSMENT CRITERIA WHEN ASSESSING DISCRETIONARY ACTIVITIES**

Council may decline the application, or grant it subject to conditions in consideration of the matters stated below:

1. **Amenity and design of buildings and structures**

- a. 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.
- b. 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.
- c. The extent to which the proposed building or structure will detract from the efficient use or development of any adjoining zone or site.
- d. 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.
- e. The extent to which alternative practical locations or designs are available to minimise visual dominance on the streetscape.
- f. The extent to which the proposal complies with the noise levels of the relevant Zone.
- g. The extent to which the nature of the noise and any vibrations emitted detract from the surrounding amenity of the Zone.

12.6 NON-COMPLYING ACTIVITIES

12.6.1 Where activities in **12.3** are stated as Non-complying Activities they shall be assessed against those matters in Rule **12.6.4** and the relevant objectives and policies of **12.2**. Council can choose to grant or refuse a consent for a non-complying activity. If Council grants a consent it can be granted subject to conditions.

12.6.2 Activities in **12.3** that are stated as Non Complying Activities comprise:

Activity Number	Name
Infrastructure 1 zone	
12.3.3	Any activity not expressly stated in 12.3
12.3.22	Construction of a vehicle crossing over a formed pavement (public footpath) adjacent to the City Centre Zones, except for access to service lanes.
Residential Zones	
12.3.1.3	Any infrastructure activities not expressly stated in 12.3.1
Industrial Zone	
12.3.2.3	Any infrastructure activities not expressly stated in 12.3.2
Airport Zone	
12.3.3.3	Any infrastructure activities not expressly stated in 12.3.3
City Centre Zone	
12.3.2.3	Any infrastructure activities not expressly stated in 12.3.4
12.3.2.6	Construction of a vehicle crossing over a formed pavement (public footpath) except for access to service lanes.
12.3.2.10	Overhead lines
Rural Zones	
12.3.5.3	Any infrastructure activities not expressly stated in 12.3.5
12.3.5.16	Above ground pipes for the transmission of natural or manufactured gas, or petroleum within Rural 2 and 3
Innovation and Enterprise Zones	
12.3.6.3	Any infrastructure activities not expressly stated in 12.3.6
Commercial Zones	
12.3.7.3	Any infrastructure activities not expressly stated in 12.3.7
Reserves and Recreation Zones	
12.3.8.3	Any infrastructure activities not expressly stated in 12.3.8

12.6.3 Non Complying activities are considered to create adverse effects that are more than minor and will impact the amenity and character of the residential zone. Such activities may be suited to a different zone.

12.6.4 GENERAL ASSESSMENT CRITERIA WHEN ASSESSING NON COMPLYING ACTIVITIES.

Council may decline the application, or grant it subject to conditions in consideration of the matters stated in **12.5.4**, and also the matters stated below;

1. The extent to which the proposal promotes the Matters of National Importance held within Part 3 of this plan.
2. The extent to which the proposal will detract from the residential character and amenity of the environment.
3. The extent to which the adverse effects generated by the proposal can be reduced to a level consistent with the amenity and character of the residential environment.
4. The extent to which the proposal enforces the objectives and policies of the District Plan
5. The extent to which the activity is provided for within an alternative Zone, and its detraction from the amenity of this Zone.
6. The extent of cumulative effects generated by the proposal.

7. The extent of adverse effects generated by odour, noise, traffic, lighting and glare on the residential amenity and character.
8. The extent of reverse sensitivity impacts generated by the proposal on the surrounding residential environment.
9. The extent to which the proposal complies with the assessment criteria listed under **125.2** where applicable.

12.7 SUBDIVISION

- 12.7.1 Subdivisions complying with the provisions stated in **12.2** and with the provisions of Part Thirteen shall be a Controlled Activity. The criteria on which a subdivision application will be assessed, and any conditions that Council may impose, are included in Part Thirteen.

12.8 OTHER DISTRICT PLAN PROVISIONS

- 12.8.1 Reference should also be made the following sections of the plan for other matters that may determine the classification of an activity within the residential areas of the district:

Part 1	Definitions
Part 2	Issues of Importance to Maori
Part 3	Matters of National Importance
Part 2	Residential
Part 5	City Centre
Part 6	Commercial
Part 7	Industrial
Part 8	Innovation and Enterprise
Part 9	Airport
Part 10	Rural
Part 11	Reserves and Recreation
Part 13	Site suitability and subdivision
Part 14	Natural hazards
Part 15	Financial contributions
Part 16	Hazardous substances
Appendix 1.	Cultural Heritage Inventory
Appendix 2.	Natural Heritage Inventory
Appendix 3.	Designations
Appendix 4.	Transport
Appendix 5.	Approved Development Plans