

Section 17 - Works and Utilities

17.1 Introduction

- 17.1.1 The functioning of the District relies on a network of essential utilities such as road and transportation networks, networks for the transmission and distribution of energy, radio communications, telecommunications networks, meteorological facilities and networks for the provision of water and the disposal of wastewater and storm water. These utilities may be provided by a network utility operator, as defined by the Act, or other operators.
- 17.1.2 Network utilities provide essential services to communities. They are services which are essential for the public health, safety, communication needs and general welfare of the people of the District. Network corridors may also be regionally and/or nationally important, and form part of strategic links.
- 17.1.3 The national significance of electricity transmission networks and renewable energy generation activities is recognised within national policy statements. The policy direction in these documents is relevant alongside the policies in this Plan. In addition some activities undertaken in relation to existing transmission networks are regulated by national environmental standards as well as some telecommunication activities within the road reserve. Activities proposed to be undertaken within the Waikato River Catchment will also be assessed against the provisions of the Waikato River Vision and Strategy.
- 17.1.4 While network utilities usually have little impact on the environment, Council still needs to exercise a degree of control in certain situations. These arise when the works by a network utility operator involves large structures and may give rise to environmental effects that need to be avoided, remedied or mitigated; in particular, adverse visual effects on identified landscapes, and urban areas. The existing formed roads of the District, and in particular their wide grassed berms are an identified element of residential character, adverse effects on this character can occur when roads are widened or altered and the berm area is significantly reduced. Therefore careful consideration needs to be given to the siting and location of new network utilities or the modification of existing utilities.
- 17.1.5 This Plan also seeks to provide for individuals; who may wish to provide their own sources of power, through domestic scale solar panels, and/or single wind turbines, and also provides for large antenna, satellite dishes and amateur radio for domestic and recreational use. The Plan recognises that amateur radio provides an important role at the time of emergency.

17.2 Resource Management Issues

- 17.2.1 Utility services are essential to the economic and social well-being of the community but in some cases they have the potential to cause adverse effects on the environment, for example on landscape amenity, urban commercial and residential amenity and character, and rural character of the District. This loss of amenity can also be caused by the use of satellite dishes and antennas within urban areas.
- 17.2.2 Climate change and an increasing demand for more sustainable lifestyles is meaning that more people are likely to seek alternative options such as providing their own power supply. While this direction is supported, consideration needs to be given as to when and where potential adverse effects need to be managed.

- 17.2.3 Subdivision and development needs to be managed to avoid reverse sensitivity effects on the efficient operation, maintenance, upgrading and development of utility services and works, and conversely the operation of works and utilities should not compromise the health and safety of the community.
- 17.2.4 Amateur radio provides an important role in times of emergency for maintaining communications, and an important recreational benefit for users. It is therefore appropriate to provide for these structures, subject to the effects on the character and amenity values of the site and locality being managed.

17.3 Objectives and policies

Please also refer to the objectives and policies of Parts C, Part D and Part F, as relevant.

Objective - Recognition of the importance of works and utilities

- 17.3.1 To recognise the economic and social benefits that works and utility services offer the District and to provide for their efficient development, upgrading, operation and maintenance.

Policy - Management of effects

- 17.3.1.1 To enable the efficient development, operation, maintenance and upgrading of works and utility services while ensuring any significant adverse effects on the environment are avoided, remedied or mitigated.

Policy - Reverse sensitivity

- 17.3.1.2 To ensure the efficient operation, maintenance, upgrading and development of works and utility services is not compromised by the effects, including reverse sensitivity effects, of other activities.

Policy - Improvement in performance

- 17.3.1.3 To ensure any expansion or substantial upgrade of works and utility services is used as an opportunity to reduce existing adverse effects while having regard to:

- (a) The technical and operational requirements of utility networks; and
- (b) The extent to which any adverse effects can be avoided, remedied or mitigated by the route, site and method selection.

Policy - Infrastructure corridors and co-siting

- 17.3.1.4 To maximise the use of existing infrastructure corridors, facilities and developed land through co-siting of infrastructure, in a manner that does not compromise the efficient functioning and the technical and operational requirements of utility networks.

Objective - Comprehensive management

- 17.3.2 To ensure that works and utility services, including formed roads, are developed, upgraded, operated, and maintained in a manner that:

- (a) Avoids, remedies or mitigates any significant adverse effects on natural and physical resources; and

- (b) Protects the health and safety of the District; and
- (c) Respects the integrity of outstanding natural features and landscape areas, high amenity landscapes, river and lake environs, significant natural features and landscapes, and other landscapes; and
- (d) Does not significantly detract from the amenity of the townships, and avoids, remedies or mitigates adverse effects on the identified character precincts, character clusters and items listed in Appendix N1; and
- (e) Maintain the existing wide grassed berms which are an identified key element of residential character; and
- (f) Avoids locating in areas prone to hazards unless appropriate risk management is undertaken.

Policy - Amenity values and character

- 17.3.2.1 Minimises any significant adverse effects of works and utility services on the amenity and character of the environment, and avoids remedies or mitigates adverse effects on outstanding natural features and landscape areas and urban areas of heritage value and high urban character, and residential amenity by:
- (a) Encouraging network utility operators to locate their infrastructure within road corridors and underground cables, lines and pipes in urban areas and, as practicable, underground cables, lines and pipes in rural areas; and
 - (b) Encouraging co-siting or sharing facilities where technically and economically practicable; and
 - (c) Encouraging existing overhead line networks to be located underground where practicable and recognising the positive effects on amenity that can result where undergrounding is proposed; and
 - (d) Minimising road widening of formed roads where it may detract from urban character and amenity.

Policy - Health and safety

- 17.3.2.2 Ensure that the establishment, operation, maintenance or upgrading of works and utility services does not compromise community health and safety, in respect of electromagnetic fields compliance with the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines is anticipated.

Policy - Consideration of alternatives

- 17.3.2.3 Minimise significant adverse effects of works and utility services on the environment through the consideration of alternative designs and layouts, and for new works and utility services only, location.

Objective - Sustainable infrastructure

- 17.3.3 To recognise the national, regional and local benefits of a sustainable, secure and efficient electricity transmission and distribution system.

Policy - New electricity lines

- 17.3.3.1 The development of new electricity infrastructure or major expansion, while giving regard to the technical and operational requirements of the works, shall:
- (a) Avoid areas of outstanding natural features and landscapes, unless the route and site selection process demonstrates that this is clearly impracticable; and
 - (b) Avoid, remedy or mitigate adverse environmental effects on the amenity values as well as recreational values in the high amenity landscapes, significant natural features and landscapes, and other landscapes.

Policy - Reduce adverse effects

- 17.3.3.2 To ensure that any substantial upgrade of the line and support structures of the National Grid electricity transmission network is used as an opportunity to reduce existing adverse effects of transmission.

Policy - Compensation

- 17.3.3.3 Where significant adverse environmental effects cannot be avoided, remedied or mitigated, regard may be given to offsetting measures and/or environmental compensation which benefit the local environment and community.

Policy - Transmission corridors

- 17.3.3.4 To implement a buffer corridor to the National Grid electricity transmission network which ensures, as far as practicable, within these locations, that the development, operation, maintenance and line upgrade of the network is not compromised by the effects of new activities.

Objective - Hydro electricity generation

- 17.3.4 To facilitate the development and use of existing hydro electricity generating infrastructure and the development of new renewable electricity generation in a manner that avoids, remedies or mitigates any significant adverse effects on the environment.

Policy - Adverse effects

- 17.3.4.1 To enable the efficient operation, maintenance and upgrading of existing electricity generating infrastructure and activities by ensuring any additional significant adverse effects on the environment are avoided, remedied or mitigated.

Policy - Renewable electricity generation

- 17.3.4.2 The development of renewable electricity generation activities shall occur as far as practicable, in a manner that avoids, remedies or mitigates adverse environmental effects, while having regards to:
- (a) The nature and location of the renewable energy source; and
 - (b) Logistical or technical practicalities associated with developing, operating or maintaining the proposed renewable electricity generation activity; and
 - (c) The nature and location of existing renewable electricity generation activity; and

- (d) The location of existing structures and infrastructure including, but not limited to, roads, navigation and telecommunication structures and facilities, the local electricity distribution new work and the National Grid; and
- (e) The community the generation serves; and
- (f) The positive effects of offsetting greenhouse gas emissions.

Policy - Reversibility of adverse effects

- 17.3.4.3 To ensure that the assessment of any proposals to develop new renewable electricity generation activities have regard to relative degree of reversibility of the adverse environmental effects associated with the proposed generation technologies.

Objective - Individual and small scale renewable energy generation

- 17.3.5 To encourage the development of individual and small scale renewable energy technologies while ensuring effects are managed.

Policies - Small scale and community renewable energy generation

- 17.3.5.1 Encourage the use of on-site and community based renewable energy technologies.
- 17.3.5.2 To ensure compatibility with the surrounding environment, the development, operation, maintenance and upgrading of individual and small community-scale distributed renewable electricity generation shall not have adverse effects.

Objective - Amateur radio configurations

- 17.3.6 To provide for amateur radio configurations where they do not have an adverse effect on existing and anticipated character and amenity.

Policy - Amateur radio configurations

- 17.3.6.1 To enable amateur radio operation where the scale of the structure does not generate adverse effects on the existing and anticipated residential or rural residential character and amenity.

17.4 Rules

- (a) *The rules that apply to activities listed in the activity status table are contained in:*
- (i) *The activity status tables and the performance standards of this section and other sections within Part E District Wide Provisions; and*
 - (ii) *The performance standards and activity status tables in Part D Zone provisions as they relate to noise, vibration, and Airport height, and where stated in the activity status table; and*
 - (iii) *The activity status tables and the performance standards Part F District Wide Natural and Cultural Heritage of the Plan.*
- (b) *The rules that apply to activities not listed in the activity status table are as follows:*
- (i) *Any utility service, utility structure, or amateur radio configuration not listed in the activity status tables in 17.4.1 is a discretionary activity in all locations except within identified natural features and landscapes, character precinct areas, character cluster, cultural landscapes and significant natural areas where any utility service or utility structure not listed is non-complying; and*
 - (ii) *Any other activity shall be assessed against Part D, Part E and Part F of the Plan.*
- (c) *Unformed Roads are zoned and the relevant zone provisions apply.*

(d) Notwithstanding any other rules in the District Plan:

(i) All electricity transmission activities affecting National Grid assets existing as at 14 January 2010 must comply with the National Environmental Standards for Electricity Transmission Activities and no other rule or rules in the Plan shall apply unless required to by virtue of a specific regulation in the NES for Electricity Transmission Activities.

(ii) Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016 ("NESTF"). The NESTF 2016 controls a variety of telecommunication facilities and related activities as permitted activities subject to compliance with specified standards. Telecommunication facilities include; cabinets in and outside the road reserve; antennas on existing and new poles in the road reserve; replacement, upgrading and co-location of existing poles and antennas outside road reserve; new poles and antennas in rural areas; antennas on buildings; small-cell units on existing structures; telecommunications lines (underground, on the ground and overhead) and facilities in natural hazard areas.

All telecommunication facilities are controlled by the NESTF in respect of the generation of radiofrequency fields.

The provisions of the NESTF prevail over the provisions of the Waipa District Plan, to the extent of any inconsistency. No other rules in the Waipa District Plan that duplicate or conflict with the NESTF shall apply. The Waipa District Plan provisions continue to apply to some activities covered by the NESTF to make provision for facility operators not registered under Section 5 of the Telecommunications Act 2001 and where under regulations 44 to 52 enable rules to be more stringent than the NESTF, such as being subject to Heritage sites in Appendix N1, Cultural Landscapes, significant natural areas, outstanding natural features and landscape, and identified character precinct areas, character clusters or character streets rules.

(iii) Activities not regulated by a NES are subject to the rules in this Plan.

17.4.1 Activity Status Tables

In the following tables: P = permitted activity; C = controlled; RD = restricted discretionary; D = discretionary; NC = non-complying; PR = prohibited; NA = not applicable

17.4.1.1	Activity: Electricity distribution and transmission	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
(a)	Electrical lines for conveying electricity and their support structures, at a voltage up to and including 110kV per circuit and aerials up to 1m:									
	(i) New overhead lines including support structures and extension in length of overhead lines.	D	P	C	P	P	D	NC D Within formed roads and New Roads approved as part of a resource consent	D D Within formed roads and New Roads approved as part of a resource consent	P
<p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> Visual clutter; and Reduction on lines or spacing of lines; and Compatibility with surrounding streetscape. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>										
	(ii) New underground lines and extension in length of underground lines.	P	P	P	P	P	P	P	P	P
	(iii) The operation, maintenance and upgrading of existing overhead electrical lines.	P	P	P	P	P	P	P	P	P
	(iv) Works to existing lines and support structures not provided for in (iii) above.	D	D	D	D	D	D	D	D	D

17.4.1.1	Activity: Electricity distribution and transmission	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
	(v) Temporary overhead electrical lines. Temporary, in relation to electrical and telecommunication lines means the construction and use of a temporary section of line for a period of up to 12 months from the time Council is notified.	P	P	P	P	P	P	D	P	P
(b)	Overhead electrical lines including support structures for conveying electricity at voltage in excess of 110kV and associated telecommunication lines.	D	D	D	D	D	D	NC	NC	D
(c)	Removal of overhead and underground electrical lines. Matters over which Council reserves its control are: <ul style="list-style-type: none"> ▪ Restoration works; and ▪ Rehabilitation of affected areas including access tracks; and ▪ Landscaping. These matters will be considered in accordance with the assessment criteria in Section 21.	P	P	P	P	P	P	D P In Outstanding Natural Features and Landscapes	C P In Natural Landscapes other than outstanding	P
(d)	Transformers and associated switching gear conveying electricity at a voltage up to and including	P	P	P	P	P	P	RD	P	P

17.4.1.1	Activity: Electricity distribution and transmission	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
	11kV not exceeding a GFA of 6.5m ² and a height of 2m.									
(e)	Transformers and switching stations (new, upgrading and additions) transforming electricity including ancillary buildings, between 6.5m ² and 30m ² , and Substations up to a maximum of 100m ² GFA. Assessment of restricted discretionary activities will be restricted to the following matters: <ul style="list-style-type: none"> ▪ Location; and ▪ Amenity; and ▪ Landscaping; and ▪ Safety. These matters will be considered in accordance with the assessment criteria in Section 21.	RD	RD	RD	P	RD	NC	NC	NC	RD
(f)	Electrical depots for maintenance, upgrading, alteration, construction of lines or pylons provided they are situated within a substation property. Assessment of restricted discretionary activities will be restricted to the following matters: <ul style="list-style-type: none"> ▪ Location; and ▪ Traffic; and ▪ Traffic safety; and ▪ Amenity. These matters will be considered in accordance with the assessment criteria in Section 21.	RD	RD	RD	P	RD	RD	D	D	NA
(g)	Pole mounted transformers.	P	P	P	P	P	P	P	P	P

Advice Note: For electricity distribution and transmission activities within the Karāpiro and Hydro Power Zone Refer to Section 12.

17.4.1.2	Activity: Radio and telecommunications except as permitted under the NESTF 2016, refer to Rule 17.4.2.2	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
(a)	Underground telecommunication lines and cables (new lines; extension in length of lines; upgrading by increasing capacity of cable). Assessment of restricted discretionary activities will be restricted to the following matters: <ul style="list-style-type: none"> ▪ Location; and ▪ Amenity; and ▪ Cultural values; and ▪ Biodiversity values; and ▪ Reinstatement and planting plans. These matters will be considered in accordance with the assessment criteria in Section 21.	P	P	P	P	P	P	RD P In Outstanding Natural Features and Landscapes	RD P In Natural Landscapes other than outstanding	P
(b)	New overhead telecommunication lines provided that in formed roads within identified landscapes the status is non-complying, and within formed roads in other identified landscapes the status is discretionary. Matters over which Council reserves its control are: <ul style="list-style-type: none"> ▪ Visual clutter; and ▪ Reduction on lines or spacing of lines; and ▪ Compatibility with surrounding streetscape. These matters will be considered in accordance with the assessment criteria in Section 21.	D	P	C	C	P	D	NC	D	P (refer activity description)

17.4.1.2	Activity: Radio and telecommunications except as permitted under the NESTF 2016, refer to Rule 17.4.2.2	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
(c)	The operation, maintenance and upgrading of existing overhead telecommunication lines.	P	P	P	P	P	P	P	P	P
(d)	Works to existing lines and support structures not provided for in 17.4.1.2(c) above.	D	D	D	D	D	D	D	D	D
(e)	Temporary overhead telecommunication lines. Temporary, in relation to telecommunication lines means the construction and use of a temporary section of line for a period of up to 12 months from the time Council is notified.	P	P	P	P	P	P	D	P	P
(f)	Removal of overhead and underground telecommunication lines.	P	P	P	P	P	P	D P In Outstanding Natural Features and Landscapes	C P In Outstanding Natural Features and Landscapes	P
(g)	Radio, telecommunication depots and workshops.	NC	D	D	P	D	NC	NC	NC	NA
(h)	Telephone exchanges.	D	P	P	P	P	NC	NC	NC	NC
(i)	Radio and telecommunication masts up to and including 20m in height together with associated: <ul style="list-style-type: none"> ▪ antennas contained within a horizontal circle measured from 	D	P	P (refer activity description)	P	P (refer activity description)	D	NC	RD	P (refer activity description)

17.4.1.2	Activity: Radio and telecommunications except as permitted under the NESTF 2016, refer to Rule 17.4.2.2	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural Landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
	<p>the centre of the mast not exceeding 1.2m and dishes not exceeding 2.5m in diameter (see diagram following this table).</p> <ul style="list-style-type: none"> ▪ aerials not exceeding 6m (in addition to the mast) in height and 75mm in diameter. ▪ weather radar. ▪ guy wires. ▪ lightning conductors or rods. ▪ wooden or steel support poles. ▪ buildings not exceeding 30m² GFA. <p>Provided that:</p> <ul style="list-style-type: none"> ▪ the total height of the mast and associated equipment shall have a maximum height of 20m and the mast shall have a maximum diameter of 1350mm. (refer to *diagram at the end of this table); and ▪ in formed roads that adjoin the Residential Zone and Large Lot Residential Zone any mast over 15m in height is a discretionary activity. ▪ masts in Commercial Zones shall be setback 20m from Residential Zone boundaries. Any mast that fails to comply with this setback shall be a restricted discretionary activity. 									

17.4.1.2	Activity: Radio and telecommunications except as permitted under the NESTF 2016, refer to Rule 17.4.2.2	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
	<ul style="list-style-type: none"> ▪ masts in Rural Zones shall be setback 20m from Residential Zone and Large Lot Residential Zone boundaries. Any mast that fails to comply with this setback shall be a restricted discretionary activity. 									
<p>Assessment of restricted discretionary activities will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Location; and ▪ Landscape; and ▪ Amenity values. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>										
(j)	<p>Radio and telecommunication masts exceeding 20m in height up to and including 25m in height together with associated:</p> <ul style="list-style-type: none"> ▪ antennas contained within a horizontal circle measured from the centre of the mast not exceeding 5m in diameter. ▪ aerials not exceeding 6m in height and 75mm in diameter. ▪ weather radar. ▪ guy wires. ▪ lightning rods. ▪ wooden or steel support poles. ▪ buildings not exceeding 30m² GFA. <p>Provided that the mast shall have a maximum diameter of 1350mm and that masts located in the Rural Zone</p>	NC	NC	NC	P	<p>D (Deferred Zones)</p> <hr/> <p>P (Rural Zones)</p>	D	NC	NC	D

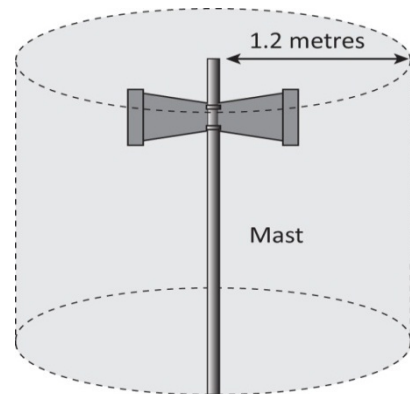
17.4.1.2	Activity: Radio and telecommunications except as permitted under the NESTF 2016, refer to Rule 17.4.2.2	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
	<p>are setback 25m from Residential Zone and Large Lot Residential Zone boundaries. Activities that fail to comply with the setback will be a restricted discretionary activity.</p> <p>Assessment of restricted discretionary activities will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Location; and ▪ Amenity values. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>									
(k)	<p>Amateur Radio Configuration one primary mast up to 20m in height and one pedestal mounted dish antenna per site, provided that:</p> <p>(i) The maximum height may be exceeded by a simple whip antenna or a discone antenna of not more than 3.2m in height; and</p> <p>(ii) In locations affected by the approach surfaces, transitional surfaces, horizontal surface, and conical surface as delineated on the Planning Maps for Hamilton International Airport, Rule 4.4.2.9 and the provisions of Appendix O9 apply.</p> <p>Assessment of restricted discretionary activities will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Bulk, form, scale, location and number of poles, aerials and supporting structures; and 	P	D	RD	RD	NA	D	NC	NC	D

17.4.1.2	Activity: Radio and telecommunications except as permitted under the NESTF 2016, refer to Rule 17.4.2.2	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
<ul style="list-style-type: none"> ▪ Location on site; and ▪ Visual and amenity effects. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>										
(l)	Amateur Radio Configuration one primary mast up to 25m in height and one pedestal mounted dish antenna per site, provided that: (i) The maximum height may be exceeded by a simple whip antenna or a discone antenna of not more than 3.2m in height; and (ii) In locations affected by the approach surfaces, transitional surfaces, horizontal surface, and conical surface as delineated on the Planning Maps for Hamilton International Airport, Rule 4.4.2.9 and the provisions of Appendix O9 apply.	NA	NA	NA	NA	P	NA	NA	NA	NA
(m)	Amateur radio configuration one primary mast >25m in height and one pedestal mounted dish antenna per site in the Rural Zone and Deferred Zones and one primary mast >20m in height and one pedestal mounted dish	RD	D	D	D	RD	D	NC	NC	D

17.4.1.2	Activity: Radio and telecommunications except as permitted under the NESTF 2016, refer to Rule 17.4.2.2	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
	<p>antenna per site in all other locations, provided that:</p> <p>(i) The maximum height may be exceeded by a simple whip antenna or a discone antenna of not more than 3.2m in height; and</p> <p>(ii) In locations affected by the approach surfaces, transitional surfaces, horizontal surface, and conical surface as delineated on the Planning Maps for Hamilton International Airport, Rule 4.4.2.9 and the provisions of Appendix O9 apply.</p>									
<p>Assessment of restricted discretionary activities will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Bulk, form, scale, location and number of poles, aerials and supporting structures; and ▪ Location on site; and ▪ Visual and amenity effects. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>										
(n)	<p>Satellite and microwave dishes not exceeding 1.2m in diameter, and panel antennas not exceeding a cross section width of 0.7m with a total area of 1.7m² for each panel provided that:</p> <p>(i) Where an antenna is to be attached to a building, the</p>	P	P	P	P	P	P	P	P	P

17.4.1.2	Activity: Radio and telecommunications except as permitted under the NESTF 2016, refer to Rule 17.4.2.2	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
	<p>height of the support structure and associated antenna shall not exceed the highest of either the height limit of the zone, or the height of the building to which it is attached by more than 3m; and</p> <p>(ii) In the Industrial Zone the total area for each panel shall be no greater than 5m² in length.</p>									
(o)	Radio and telecommunication aerials up to 4m in length, and antenna contained within a horizontal circle exceeding 5m in diameter attached to any building or structure.	D	D	D	P	D	D	NC	NC	D
(p)	Radio and telecommunication network utility operated ancillary equipment shelters including telecommunications equipment cabinets that are no more than 1.4m ² . The cabinet must be no higher than the height of the concrete foundation plinth, if there is one, plus 1.8m. (See NES for requirements if additional cabinets).	P	P	P	P	P	P	NC	NC	P

17.4.1.2	Activity: Radio and telecommunications except as permitted under the NESTF 2016, refer to Rule 17.4.2.2	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
(q)	Radio and telecommunication network utility operated ancillary equipment shelters including telecommunications equipment cabinets that are greater than 1.4m ² but no more than 5m ² . The cabinet must be no higher than the height of the concrete foundation plinth, if there is one, plus 2m.	D	D	P	P	D (Deferred Zones) P (Rural Zone)	D	D	D	NA
(r)	Trig stations and beacons.	P	P	P	P	P	P	D	P	P



Antenna attached to mast within this area only

17.4.1.3	Activity: Water, wastewater and stormwater	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
(a)	Water and irrigation races, open drains, channels, culverts and necessary incidental equipment and water quality monitoring devices.	P	P	P	P	P	D	D	D	P
(b)	Water tanks for non potable purposes. The performance standards of the zone apply.	P	P	P	P	P	P	P	P	NA
(c)	Water Reservoirs.	D	NC	D	P	D	D	NC	NC	NA
(d)	Water supply catchments, water treatment plants.	NC	NC	NC	P	D	NC	NC	NC	NA
(e)	Wastewater treatment and storage plants constructed and operated by Council or a requiring authority (exclusive of septic tanks), treated waste disposal sites, including composting, and stormwater treatment devices.	NC	D	NC	D	D	NC	NC	NC	NA

17.4.1.4	Activity: Gas	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
(a)	Underground gas distribution pipelines at a pressure not exceeding 2,000 kilopascals including compressor compounds with compressor houses. Assessment of restricted discretionary activities will be restricted to the following matters: <ul style="list-style-type: none"> ▪ Location; and ▪ Landscape; and ▪ Biodiversity values; and ▪ Heritage values; and ▪ Amenity values; and ▪ Replanting and reinstatement plan. These matters will be considered in accordance with the assessment criteria in Section 21.	P	P	P	P	P	P	D	RD	P
(b)	Underground gas distribution pipelines at a pressure that exceeds 2,000 kilopascals, or any gas distribution pipelines that include aerial crossings of bridges structures or streams, and ancillary equipment including compressor compounds with compressor houses.	D	D	D	D	D	D	D	D	D

17.4.1.5	Activity: Meteorological Facilities	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
(a)	Meteorological enclosures and buildings not exceeding 30m ² GFA.	P	P	P	P	P	NC	NC	NC	NC
(b)	Meteorological buildings greater than 30m ² GFA.	D	P	P	P	P	NC	NC	NC	NC

17.4.1.6	Activity: Power generation	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature or Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
(a)	One wind turbine per site, provided that the total height of the pole and span of the blade complies with the maximum height rules, and the wind turbine complies with the noise rules for the zone within which it is located.	P	P	D	D	P	D	D	D	NC
(b)	More than one wind turbine.	D	NC	D	D	D	NC	NC	NC	NC
(c)	Solar power generation plants.	D	NC	D	D	D	D	D	D	P
(d)	Solar power generation collector panels up to 6m ² on buildings.	P	P	P	P	P	P	P	P	NC

17.4.1.6	Activity: Power generation	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature or Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
(e)	Solar power generation collector panels greater than 6m ² on buildings.	P	P	P	P	P	P	RD	P	P
<p>Assessment of restricted discretionary activities will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Size; and ▪ Glare. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>										
(f)	Bio gas produced by anaerobic fermentation of waste not exceeding 4m ³ per day.	NC	NC	P	P	P	NC	NC	NC	NC
(g)	Bio gas produced by anaerobic fermentation of waste exceeding 4m ³ per day.	NC	NC	D	D	D	NC	NC	NC	NC
(h)	Co-generation plants, natural gas, and biomass generators of electricity.	NC	NC	NC	D	NC	NC	NC	NC	NC
(i)	Coal fired generators of electricity, except in the Industrial Zone where this activity is a controlled activity.	NC	NC	NC	NC	NC	NC	NC	NC	NC
(j)	Temporary Diesel generators provided that the setback rules in the relevant zone are met.	D	D	D	P	P (Rural Zone) D (Deferred Zone)	D	D	D	P

17.4.1.7	Activity: Transportation	Residential Zone and Large Lot Residential Zone	All Other Zones – Chapters 8 – 11 and 13	Commercial Zone	Industrial Zone & Karāpiro and Arapuni Hydro Power Zone	Rural Zone and Deferred Zones	Reserves Zone	Within an Outstanding Natural Feature and Landscape, or identified character precinct areas character clusters and character streets	Within Natural Landscapes other than outstanding, Heritage sites identified in Appendix N1, Cultural landscapes and Significant natural areas	Formed Roads and New Roads approved as part of a resource consent
(a)	Operation and maintenance of formed existing public roads and State Highways.	P	P	P	P	P	P	P	P	P
(b)	New public roads and road widening beyond the carriageway (exclusive of subdivision), service lanes and car parks provided that provision of car parks within the Reserves Zone is a discretionary activity, unless provided for by the relevant Reserve Management Plan.	D	D	D	D	D	NC	NC	NC	NC
(c)	New State Highways, including, grade separation structures and flyovers.	D	D	D	D	D	NC	NC	NC	D
(d)	Helipads, private airstrips and accessory buildings.	NC	D	D	D	D Refer to 4.4.1.1(d) for farming activities	NC	NC	NC	NC

17.4.2 Performance Standard Rules

The following rules apply to activities listed as permitted, controlled, restricted discretionary, or discretionary.

Where rules are not complied with resource consent will be required in accordance with the rules in the activity status table or as identified in the performance standards, and will be assessed against the relevant objectives and policies. In the case of controlled and restricted discretionary activities, the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

Rule - Telecommunication facilities

17.4.2.1 Telecommunication facilities which emit radio-frequency fields shall comply with the existing radio frequency emission standards contained within the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008.

17.4.2.2 The regulations and standards contained within the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 ("NESTF") shall apply to telecommunication facilities operated by facility operators, except within:

- (a) An Outstanding Natural Feature and Landscape; or
- (b) Identified character precinct areas, character clusters or character streets; or
- (c) Natural Landscapes other than outstanding; or
- (d) Heritage sites identified in Appendix N1; or
- (e) Cultural landscapes; or
- (f) Significant natural areas where Rule 17.4.1.2 applies.

Rule 17.4.1.2 also applies in circumstances where regulated activities (as determined by the NESTF) are carried out not in accordance with the standards set out in the NESTF.

Advice Note: Activities associated with telecommunication facilities not undertaken by a facility operator are subject to Rule 17.4.1.2.

Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

Rule - Electromagnetic field all other activities

17.4.2.3 Activities which emit electromagnetic fields shall comply with the International Commission on Non-ionising Radiation Protection (ICNIRP) guidelines.

Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

Rule - Maximum height support structures up to 110kV

17.4.2.4 The maximum height up of support structures up to 110kV shall be 20m, provided that the maximum height of support structures in formed roads that adjoin the Residential Zone and Large Lot Residential Zone shall be 15m. For the purposes of this rule, height in relation to electricity lines excludes earthwires, earthpeaks and lightning rods.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with discretion being restricted to:

- Effects on the character of the zone or area; and
- Visual effects.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules - Amateur radio configuration

17.4.2.5 Amateur radio configuration in the Residential Zone and Large Lot Residential Zone shall have no more than one primary mast and one pedestal mounted dish antenna, that comply with the following:

- (a) The primary mast shall comply with the minimum building setbacks for the zone in which it is located; and
- (b) The primary mast and subsidiary poles shall be setback 25m from any item listed in Appendix N1 – Heritage Items; and
- (c) No part of the amateur radio configuration (including guy wires or subsidiary poles) shall overhang any legal boundary or right of way; and
- (d) The primary mast shall comply with the following dimensions:
 - (i) Guyed mast - a maximum inscribed circle of no more than 1m below 9m in height and 115mm above 9m in height; or
 - (ii) Guyed lattice mast - a maximum inscribed circle of no more than 1m below 9m and above 9m of 0.4m; or
 - (iii) Self-supporting lattice mast – a maximum inscribed circle of no more than 1m below 9m, and above 9m must fit within a tapering envelope with a maximum inscribed circle of 660mm at 9m and 420mm at 20m; or
 - (iv) Self-supporting tubular mast – a maximum inscribed circle of no more than 1m below 9m, and above 9m must fit into a tapering envelope with a maximum inscribed circle of 230mm at 9m and 115mm at 20m.

Advice Note: Refer to diagram below which illustrates an inscribed circle.

- (e) One dish of up to and including 2m in diameter, or 2m in any dimension for a panel antenna, or two dishes of no more than 1.2m in diameter; and
- (f) The subsidiary poles for the primary mast shall comply with the following:
 - (i) A maximum of seven subsidiary poles; and
 - (ii) Up to two subsidiary poles may have an attached UHF or VHF aerial, provided that the total height of the subsidiary pole in (vi) is not exceeded; and
 - (iii) No more than two dishes of up to 1.2m in diameter may be attached to subsidiary poles; and
 - (iv) One subsidiary pole may be a HF vertical antenna; and
 - (v) All subsidiary poles shall have an outside diameter of 115mm or less and may be connected by wires of no more than 12mm in diameter; and
 - (vi) The maximum height of any subsidiary pole is 12m; and
 - (vii) Where guy wires are used, these must not exceed 12mm in diameter.
- (g) One pedestal dish mounted antenna per site that complies with (h), (i), or (j).

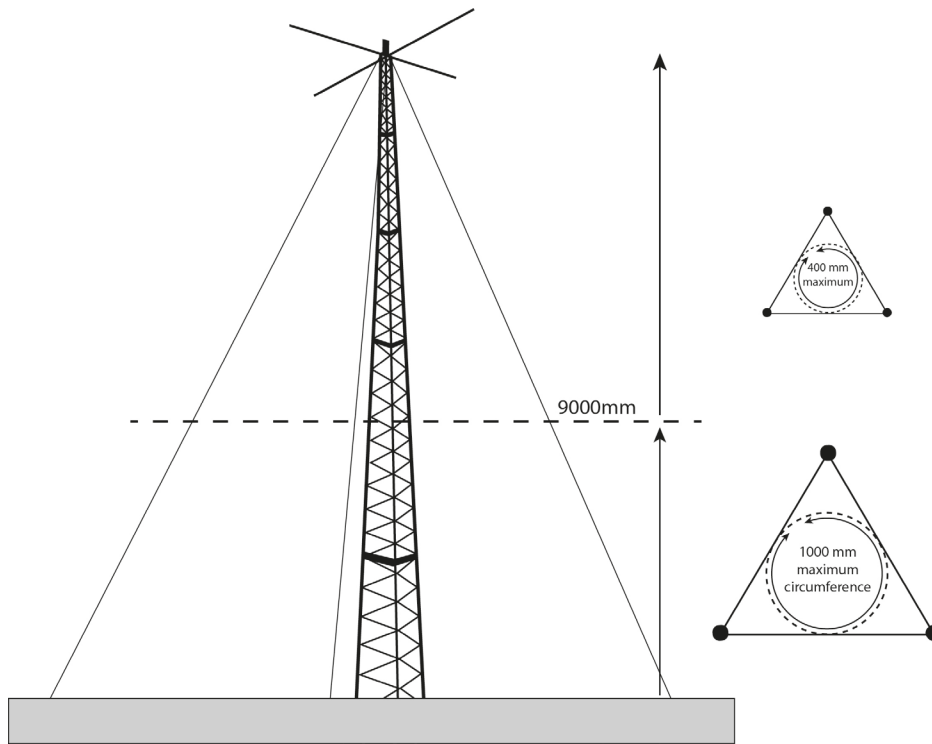
- (h) A pedestal dish mounted antenna pivoted less than 3m above ground with a maximum diameter of 2.5m, provided that the pedestal and the antenna are located in accordance with the setback and daylight control standards applying to buildings in the zone in which they are located.
- (i) In the Residential Zone a pedestal dish mounted antenna pivoted less than 4m above ground with a maximum diameter of 5m, provided that:
 - (i) The total height of the pedestal and the dish mounted antennae is no more than 6.5m; and
 - (ii) The minimum net site area is 750m²; and
 - (iii) The pedestal and/or antenna are located behind any dwelling on the site; and
 - (iv) The pedestal and the antenna are located in accordance with the setback and daylight control standards applying to buildings in the zone in which they are located; and
 - (v) The pedestal and the antenna are setback 25m from any item listed in Appendix N1 - Heritage Items; and
 - (vi) All boundary(ies) of the site located to the rear of the dwelling where the pedestal and/or the antenna are located are landscaped with trees/shrubs at a grade of no less than PB95 (1.5m high at the time of planting) with species that will form a solid screen.
- (j) In the Large Lot Residential Zone a pedestal dish mounted antenna pivoted less than 4m above ground with a maximum diameter of 5m, provided that:
 - (i) The total height of the pedestal and the dish mounted antennae is no more than 6.5m; and
 - (ii) The pedestal and/or antenna is located behind any dwelling on the site; and
 - (iii) The pedestal and/or the antenna are located in accordance with the setback and daylight control standards applying to buildings in the zone in which they are located; and
 - (iv) The pedestal and/or the antenna are setback 25m from any item listed in Appendix N1 - Heritage Items; and
 - (v) All boundary(ies) of the site located to the rear of the dwelling where the pedestal and/or the antenna are located are landscaped with trees/shrubs at a grade of no less than PB95 (1.5m high at the time of planting) with species that will form a solid screen.
- (k) The Amateur Radio Configuration complies with NZS 2772.1:1999 Radiofrequency Fields Part 1: Maximum exposure levels - 3kHz to 300 GHz.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Bulk, form, scale, location and number of poles, aerials, antenna and supporting structures; and
- Location on site; and
- Visual and amenity effects.

These matters will be assessed in accordance with the assessment criteria in Section 21.

Advice Note: Council shall give consideration to the NZ Electrical Code of Practice for Electrical Safe Distances NZECP: 34, 2001.



17.4.2.6 Amateur radio configuration in the Rural Zone shall have no more than one primary mast and one pedestal mounted dish antenna, that comply with the following:

- (a) The primary mast shall comply with the minimum building setbacks for the zone in which it is located; and
- (b) The primary mast and subsidiary poles shall be setback 25m from any item listed in Appendix N1 – Heritage Items; and
- (c) The primary mast and subsidiary poles shall be setback 25m from the boundary with a Large Lot Residential Zone or Residential Zone; and
- (d) No part of the amateur radio configuration (including guy wires or subsidiary poles) shall overhang any legal boundary or right of way; and
- (e) The primary mast shall comply with the following dimensions:
 - (i) Guyed mast - a maximum inscribed circle of no more than 1m below 9m in height and 115mm above 9m in height; or
 - (ii) Guyed lattice mast - a maximum inscribed circle of no more than 1m below 9m and above 9m of 0.4m; or
 - (iii) Self-supporting lattice mast - a maximum inscribed circle of no more than 1m below 9m, and above 9m must fit within a tapering envelope with a maximum inscribed circle of 660mm at 9m and 420mm at 20m; or
 - (iv) Self-supporting tubular mast - a maximum inscribed circle of no more than 1m below 9m, and above 9m must fit into a tapering envelope with a maximum inscribed circle of 230mm at 9m and 115mm at 20m.

Advice Note: Refer to diagram following Rule 17.4.2.5 which illustrates an inscribed circle.

- (f) One dish of up to and including 2m in diameter, or 2m in any dimension for a panel antenna or two dishes of no more than 1.2m in diameter; and
- (g) The subsidiary poles for the primary mast shall comply with the following:
 - (i) A maximum of seven subsidiary poles; and

- (ii) Up to two subsidiary poles may have an attached UHF or VHF aerial, provided that the total height of the subsidiary pole in (vi) is not exceeded; and
 - (iii) No more than two dishes of up to 1.2m in diameter may be attached to subsidiary poles; and
 - (iv) One subsidiary pole may be a HF vertical antenna; and
 - (v) All subsidiary poles shall have an outside diameter of 115mm or less and may be connected by wires of no more than 12mm in diameter; and
 - (vi) The maximum height of any subsidiary pole is 14m; and
 - (vii) Where guy wires are used, these must not exceed 12mm in diameter.
- (h) One pedestal dish mounted antenna per site that complies with (i), (j), or (k); and
- (i) A pedestal mounted dish antenna per site that is pivoted less than 3m above the ground with a maximum diameter of 2.5m, provided that the pedestal and/or the antenna are located in accordance with the setback and daylight control standards applying to buildings in the zone in which they are located; and
- (j) On sites up to 2,500m² a pedestal dish mounted antennae pivoted up to 4m in height with a maximum diameter of 5m provided that:
- (i) The total height of the pedestal and the dish mounted antennae is no more than 6.5m; and
 - (ii) The pedestal and/or antenna is located behind any dwellings on the site; and
 - (iii) The pedestal and/or the antenna are located in accordance with the setback and daylight control standards applying to buildings in the zone in which they are located; and
 - (iv) The pedestal and the antenna are setback 25m from any item listed in Appendix N1 Heritage Items; and
 - (v) All boundary(ies) of the site located to the rear of the dwelling where the pedestal and/ or the antenna are located are landscaped with trees/shrubs at a grade of no less than PB95 (1.5m high at the time of planting) with species that will form a solid screen.
- (k) On sites greater than 2,500m² a pedestal dish mounted antennae pivoted up to 4m in height with a maximum diameter of 5m provided that:
- (i) The total height of the pedestal and the dish mounted antennae is no more than 6.5m; and
 - (ii) The pedestal and/or the antenna are located in accordance with the setback and daylight control standards applying to buildings in the zone in which they are located; and
 - (iii) The pedestal and/or the antenna are setback 25m from any item listed in Appendix N1 - Heritage Items.
- (l) The Amateur Radio Configuration complies with NZS 2772.1:1999 Radiofrequency Fields Part 1: Maximum exposure levels - 3kHz to 300 GHz.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Bulk, form, scale, location and number of poles, aerials, antenna and supporting structures; and
- Location on site; and

- Visual and amenity effects.

These matters will be assessed in accordance with the assessment criteria in Section 21.

Advice Note: Council shall give consideration to the NZ Electrical Code of Practice for Electrical Safe Distances NZECP: 34, 2001.

17.5 Assessment Criteria

17.5.1 Controlled activities and Restricted Discretionary activities

For controlled and restricted discretionary activities the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. Resource consent conditions can only be imposed over the matters which control or discretion has been reserved.

17.5.2 Discretionary activities

For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.