


 WAITAKI  
DISTRICT  
PLAN  
REVIEW

## Infrastructure (INF)

### What are the key issues we need to think about?

Infrastructure is critical to the social and economic well-being of people and communities, including providing for their health and safety. Infrastructure networks enable a community to undertake its everyday activities and functions. Infrastructure generally encompasses physical services and facilities which enable society to function, such as the Three Waters network, transport, communications, energy generation and distribution networks, and any other network utilities.

It is therefore important to enable its ongoing operation, maintenance, upgrading and establishment where possible. It is also necessary that essential infrastructure is protected, where possible, from further encroachment by incompatible activities which may be subject to reverse sensitivity.

While infrastructure can have national, regional and local benefits, it can also have adverse effects on surrounding land uses and the environment. Poorly designed or inappropriately located infrastructure can adversely affect amenity values and the district's sensitive environments, such as outstanding landscapes.

### What are we suggesting in the Draft District Plan?

The draft District Plan locates the majority of infrastructure provisions within this chapter and the Energy Chapter (stormwater and transport are located in their own chapters).

Typically, infrastructure activities would only be subject to the rules and standards in the Infrastructure Chapter as well as the Energy Chapter, Part B: Waitaki Power Scheme. This includes infrastructure located in the sensitive environment overlay chapters (such as Sites and Areas of Significance to Māori (SASM chapter) or Outstanding Natural Landscapes (NFL chapter)).



### What does it mean for me?

*Any lawfully established existing businesses or activities would have what is referred to as 'existing use rights' and could continue to operate unchanged.*

Infrastructure would continue to support the Waitaki District as it changes and grows. Most infrastructure would be a permitted activity where standards and conditions are complied with. Resource consent would be required where the activities do not comply with standards or conditions.

Some activities, including infrastructure in overlays, wastewater treatment plants, structures above 900m altitude, coastal flood and erosion and river flood protection works, and water reservoirs, wells and intakes for public water supply would always require a resource consent.

Protection is offered to land recognised in overlays as vulnerable to the effects of infrastructure – with more direction and guidance on how infrastructure would be addressed in sensitive areas.

The chapter is split into Part A which contains the general infrastructure provisions. Part B contains provisions specific to the National Grid Network. New provisions (such as the introduction of new setbacks and corridors for the National Grid as well as other electricity distribution corridors) would provide better protection of infrastructure by avoiding reverse sensitivity effects.

The National Grid is included in the Draft District Plan mapping available on our website.

A National Grid Substation Buffer referenced in both the chapter and definitions of the Draft District Plan will be mapped for the Proposed District Plan.

## Key changes from the current rules

While the Operative District Plan includes a Utilities chapter, that covers all infrastructure, the draft plan includes an Infrastructure chapter and also separate chapters covering Energy (and the Waitaki Power Scheme) and Stormwater.

- New provisions would seek to protect infrastructure by avoiding reverse sensitivity effects on it –through the introduction of new setbacks and corridors for the following:
  - » New National Grid Yard, Corridor and Substation Yard – which would manage buildings, sensitive activities and earthworks near the National Grid (including its substations)
- » an electricity distribution yard that would manage buildings and sensitive activities near electricity distribution corridors.
- Management of noise sensitive activities near the rail corridor and state highways – primarily through acoustic requirements for habitable rooms (these rules are found in the NOISE chapter).

## Summary of the Part A new rules (general infrastructure) being considered:

### Permitted Activities that would not require a resource consent:

- Operation, maintenance and removal of infrastructure (including any existing ancillary vehicle access tracks) both within, or outside an overlay, where standards are complied with.
- Upgrading of infrastructure, excluding transmission lines over 110kV and roads, outside overlays (where standards are complied with).
- Upgrading of infrastructure, other than roads, within / on overlays (where standards are met).
- Walkways, cycleways and shared paths on public land other than roads (such as in a reserve) and standards are complied with.
- New or extensions to vehicle tracks ancillary to infrastructure, outside of any overlay (where standards are complied with).
- Limited types of infrastructure in the natural hazard overlay or coastal natural hazard overlay where standards are complied with.
- Infrastructure within existing buildings, and on or within existing bridges and structures across streams (subject to standards).
- Underground infrastructure, excluding transmission lines over 110kV outside an overlay (subject to standards).
- Community irrigation and stock water races (subject to standards).
- Customer connection lines outside of any overlay where standards are complied with.
- Cabinets and electric vehicle charging stations outside any overlay (subject to standards).
- Infrastructure involving radiofrequency fields and electric and magnetic fields where standards are complied with.
- Telecommunication poles, outside any overlay where standards are complied with.
- Antenna attached to a building, outside any overlay where standards are complied with.
- Temporary infrastructure and temporary electricity generators and self-contained power units outside any overlay where standards are complied with.
- Construction of a building or additions or alterations to an existing building for use by a sensitive activity located within a transport corridor where standards are complied with.
- New infrastructure not otherwise provided for or subject to any other rule where standards are complied with.
- Transport network support infrastructure where standards are complied with.
- Vehicle crossings onto roads where standards are complied with.
- Recorders to measure the flows and levels of lakes and rivers where standards are complied with.
- Meteorological activities, extreme adverse weather devices and air and marine navigation aids outside any overlay where standards are complied with.

## Summary of the Part A new rules (general infrastructure) being considered

### Permitted Activities that would require a resource consent:

- Any of the permitted activities that do not comply with the relevant standards.
- New roads and upgrading of roads (subject to standards).
- Upgrading of transmission lines above 110kV that are not regulated by the NESETA.
- Transmission lines and new transformers, substations, switching stations and ancillary buildings for the electricity network.
- Telecommunication poles, antennas and cabinets regulated by the NESTF that do not meet the permitted activity standards.
- Any pole, line, mast, building, structure or support structure for infrastructure more than 900m above sea level.
- Water and wastewater treatment plants.
- Water reservoirs, wells and supply intakes for the reticulation and provision of public water supply.
- Coastal flood and erosion and river flood protection works.
- Upgrading of infrastructure in a Significant Natural Area.
- Infrastructure in an SNA.
- Upgrading of infrastructure/new infrastructure located in the root protection zone of a Notable Tree.
- Upgrading of infrastructure and new infrastructure, in or on an Outstanding Natural Feature or Landscape, Historic Heritage Item, Sites and Areas of Significance to Māori, or the Ōamaru Historic Area.

## Summary of the Part B rules (National Grid Network) being considered

### Permitted Activities that would not require a resource consent:

- Buildings and structures within the National Grid Yard where conditions and standards are complied with.
- Activities within the National Grid Yard where they are not sensitive activities.
- Infrastructure and associated earthworks in the National Grid yard outside any overlay where conditions are complied with.
- Activities within the Electricity Distribution Yard where they are not sensitive activities.
- Activities in the Electricity Distribution Yard where they are not sensitive activities.

### Permitted Activities that would require a resource consent:

- Construction of a building, or additions or alterations to an existing building for use by a sensitive activity located within the National Grid Substation Buffer.
- Any of the permitted activities that do not comply with the relevant standards.

## Find out more

You can view the full draft chapter on our website

visit [www.waitaki.govt.nz/district-plan-review](http://www.waitaki.govt.nz/district-plan-review)

or scan for more info



## More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at [planreview@waitaki.govt.nz](mailto:planreview@waitaki.govt.nz) or call the District Plan Review hotline on 03 433 1661 and leave a message.