



TAURANGA CITY COUNCIL

CITY PLAN SECTION 32 REPORT

Chapter 10– Network Utilities and Designations



Table of Contents

1.	INTRODUCTION.....	3
2.	PURPOSE OF THE CHAPTER	3
3.	RECORD OF DEVELOPMENT OF PROVISIONS	4
3.1	Background Research.....	4
3.2	Consultation Outcomes	7
3.3	Council Meetings.....	8
3.4	Relevant Legislation, Strategies and Policy	11
4.	ISSUES	14
4.1	Summary of Issues.....	14
4.2	Issue 1 – Ensuring that the Provision of Network Utilities continues to meet the Demands of the City’s Growth.....	14
4.2.1	Objectives.....	14
4.2.2	Policies, Methods and EREs	15
4.2.3	Monitoring Proposed Plan Provisions	16
4.3	Issue 2 – Subdivision, Use and Development adversely affecting the efficient operation, security, safety and reliability of established network utilities.....	17
4.3.1	Objectives.....	17
4.3.2	Policies, Methods and EREs	17
4.3.3	Monitoring Proposed Plan Provisions	19
4.4	Issue 3 – The loss of the City’s Amenity through the Construction, Operation and Maintenance of Network Utilities	20
4.4.1	Objectives.....	20
4.4.2	Policies, Methods and EREs	21
4.4.3	Monitoring Proposed Plan Provisions	24
4.5	Issue 4 – The continued reliance on fossil fuels and non-renewable energy generation	25
4.5.1	Objectives.....	26
4.5.2	Policies, Methods and EREs	26
4.5.3	Monitoring Proposed Plan Provisions	28
4.6	Issue 4 – Subdivision, Use and Development within close proximity to High Voltage Transmission Lines can Adversely Affect the Sustainable and Efficient Use of the High Voltage Transmission Network.....	29
4.6.1	Objectives.....	29
4.6.2	Policies, Methods and EREs	30
4.6.3	Monitoring Proposed Plan Provisions	31
5.	RECOMMENDED OBJECTIVES, POLICIES AND METHODS.....	32
6.	NOTIFICATION AND RECOMMENDED DECISIONS	33
7.	DESIGNATIONS.....	34

1. INTRODUCTION

The Council is required under section 32 of the Resource Management Act 1991 (the RMA) to carry out an evaluation of alternatives, costs and benefits, and efficiency and effectiveness of the various components of the proposed City Plan.

Section 32 of the Act requires that the evaluation must examine:

- (a) the extent to which each objective is the most appropriate way to achieve the purpose of the Act; and
- (b) whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objectives.

An evaluation must also take into account:

- (a) the benefits and costs of policies, rules, or other methods; and
- (b) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.

This report fulfils the obligations of the Council under s32 of the RMA. The following is a section 32 analysis in regard to Chapter 10 – Network utilities and Infrastructure. It should be read together with the text of the proposed City Plan itself.

2. PURPOSE OF THE CHAPTER

Network Utilities

Network utilities are the infrastructure which is contained within the City to enable it to function. They are physical resources and include telephone and electricity lines, radio and telecommunications masts, underground pipelines, and associated infrastructure (amongst other matters).

The majority of the City has well developed network utilities to meet the needs of the community. However, public works and network utilities are constantly being maintained, upgraded, or expanded and therefore provision needs to be made for these activities in the City Plan.

Aerials not Provided for as Network Utilities

Ham radio operators frequently have aerials located in the rear of their properties. Such aerials are not network utility operations as defined in the RMA nor the City Plan. There are other communication devices that may likewise not constitute a network utility and therefore not provided by Chapter 10 – Network Utilities and Designations and are subject to the relevant zoning provisions.

In certain circumstances activities such as these are exempted from certain requirements relating to overshadowing in relation to property boundaries. Refer to the Permitted Intrusion Rules in Chapter 4 – General Rules.

Designations

Designations allow requiring authorities to plan for network utilities and large public works by setting aside an area of land outside the provisions of the City Plan. In this way, they provide an alternative to resource consents or plan changes. The procedure for designating land is set out in Part VIII of the Resource Management Act 1991 (RMA).

The First Schedule of the RMA contains the provisions for managing designations through plan reviews and development. Roll over's, modifications to designations and or new proposed designations will follow the process as outlined in this section of the RMA. A list of proposed modified and new designations is outlined at the end of this S.32 analysis (Section

7). Corresponding information relating to proposed new and modified designations is available from the Council upon request.

3. RECORD OF DEVELOPMENT OF PROVISIONS

3.1 Background Research

The background research that underpins the Network Utilities and Designations Chapter includes:

Development of Government Policy – National Policy Statements and National Environmental Standards

- National Environmental Standards for Telecommunications Facilities (adopted);
- National Policy Statement for Electricity Generation (adopted);
- Proposed National Environment Standards for Electricity Generation (under development); and
- Proposed National Policy Statement for Renewable Electricity Generation.

National Environmental Standards for Telecommunications Facilities

The **National Environmental Standards for Telecommunications Facilities** apply only to activities in the road zone for the establishment of low impact telecommunications facilities covering:

- Radio frequency fields generated by telecommunication antennas;
- Road side cabinets;
- Addition of antennas to existing structures (such as light poles);
- Noise levels.

These standards override any City Plan, however can provide useful guidance on how to manage other network utilities that have similar effects (for example all road side cabinets).

National Policy Statement for Electricity Transmission

The **National Policy Statement for Electricity Transmission** sets out the objectives and policies to enable the management of the effects of the electricity transmission network under the RMA. This requires that, within four years, all local authorities are to have notified a plan change to give effect to this policy statement. Of particular interest to this part of the City Plan is Policies 10 and 11 as listed below:

Policy 10

*In achieving the purpose of the Act, decision-makers must to the extent reasonably possible **manage activities to avoid reverse sensitivity effects** on the electricity transmission network and **to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.***

Policy 11

*Local authorities must consult with the operator of the national grid, to identify **an appropriate buffer corridor** within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid).*

National Environmental Standards for Electricity Generation

National Environmental Standards for Electricity Generation are also being developed however are yet to be released and will ultimately prescribe an envelope of acceptable effects arising from the transmission of electricity. The NES however not deal with the ‘third party’ or ‘reverse sensitivity effects.’

Proposed National Policy Statement for Renewable Electricity Generation

The *Proposed National Policy Statement for Renewable Electricity Generation* has been notified for public consultation. The government’s intention to prepare a national policy statement for renewable electricity generation was announced with the release of the New Zealand Energy Strategy in October 2007. The preparation of this statement is a key action of the New Zealand Energy Strategy in support of the government’s sustainable energy goals. The proposed National Policy Statement for Renewable Electricity Generation is proposed to complement the New Zealand Energy Efficiency and Conservation Strategy, and will help to strengthen the policy framework relating to renewable energy and the control of greenhouse gas emissions.

The proposed National Policy Statement for Renewable Electricity Generation seeks to establish the national significance of the benefits that are associated with renewable electricity generation. The intent is to clarify the government’s position on the benefits of renewable electricity generation while promoting a nationally consistent approach to balancing the competing values associated with the development of New Zealand’s renewable energy resources, and providing greater certainty to decision-makers, applicants and the wider community.

Two policies as part of the Proposed National Policy Statement for Renewable Electricity Generation which need to be considered by Elected Members are:

Enabling identification of renewable electricity generation possibilities

Policy 4

By 13 March 2012, local authorities are to notify, in accordance with Schedule 1 of the Act, a plan change, proposed plan or variation to introduce objectives, policies and, where appropriate, methods, into policy statements and plans to enable activities associated with:

- i. the identification and assessment by generators of potential sites and energy sources for renewable electricity generation;*
- ii. research-scale investigation into emerging renewable electricity generation technologies and methods.*

Supporting small and community-scale renewable electricity generation

Policy 5

By 13 March 2012, local authorities are to notify, in accordance with Schedule 1 of the Act, a plan change, proposed plan or variation to introduce objectives, policies and, where appropriate, methods, into policy statements and plans to enable activities associated with the development and operation of small and community-scale distributed renewable electricity generation.

(Note: small and community-scale renewable electricity generation means “renewable electricity generation projects with an installed electricity generation capacity of less than four megawatts and excludes offshore wind, tidal and wave generation).

With

Renewable electricity generation activities meanings “the construction, operation and maintenance of structures associated with the generation of renewable electricity. This includes small and community scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the local electricity distribution network and/or national grid).

Renewable Energy in the National Context

The foremost international policy relating to climate change and renewable energy is the Kyoto Protocol, ratified by the New Zealand Government in 2002 and requiring the Government to reduce carbon dioxide (CO₂) emissions (the major contributor to greenhouse gases) to 1990 levels between 2008 - 2012 or otherwise take responsibility for surplus emissions. The New Zealand Government has set in place a policy framework and programme of action to reach these targets. The Government passed the Energy Efficiency and Conservation Act 2000 and established the Energy Efficiency and Conservation Authority (EECA) to promote energy efficiency, conservation and renewable energy across all sectors of the economy. The Government's Energy Policy Framework was released in 2000, with one of five Overall Outcomes being 'environmental sustainability, including continuing improvement in our energy efficiency and a progressive transition to renewable sources of energy'.

Two significant pieces of energy policy were released for consultation in late 2006; the draft New Zealand Energy Strategy and a revised draft National Energy Efficiency and Conservation Strategy (NZECS). Following consultation, both documents were officially launched in October 2007. As a result of these developing national policies there is an increasing duty on local government to recognise energy efficiency and the use and development of renewable energy as a resource management issue with implications at the local level. The revised government policy has at its core the Government's desire for energy efficiency and a progressive transition to renewable energy, as a means of reducing New Zealand's dependency on fossil fuels and to provide permanent solutions to the issue of energy sector CO₂ emissions. The NZECS seeks to achieve 90 per cent of electricity generated from renewable sources by 2025 and outlines programmes to support the uptake of distributed generation and improved levels of energy efficiency throughout government, industry, communities and at the household level.

These governmental commitments to renewable energy are supported by public opinion towards electricity generation options such as the UMR research survey (commissioned by the Energy Efficiency and Conservation Authority in 2004), which states that “New Zealanders overwhelmingly support wind energy and hydro electricity”. It also reported that “[...] Some 82 per cent of respondents approved or strongly approved of wind power. Hydro generation was the next most preferred option with 79 per cent approval while geothermal scored 67 per cent”.

As part of the revised energy policy framework, the Government has also announced policy initiatives to prohibit new electricity generation using fossil fuels to maximise the contribution of renewable energy to New Zealand's energy supply.

3.2 Consultation Outcomes

In August of 2008 general consultation of issues associated with the Network Utilities and Designations Chapter and options to address these issues was undertaken. The following feedback is a bullet point summary of the key issues raised through the initial consultation period that apply to this Chapter:

The following are the key concerns that have been raised by the community:

- Cell phone towers should not be allowed in residential areas or near educational establishments;
- There should be no automatic rights from the installation of cell phone towers, and any consideration should include the impact on residents views;
- Consideration should be given to require network utilities to co-locate;
- Noise standards should apply to road side cabinets;
- The installation of network utilities and public infrastructure on reserves should be controlled, and restricted by such matters as the purpose for which the reserve is held, any functional need to be on a public reserve and impacts on the values of the reserve.

Technical consultation was also undertaken with the following network utility operators, along with written feedback received by other network utility operators:

- Vector Gas;
- PowerCo;
- New Zealand Transport Agency;
- Telecom;
- Vodafone;
- Transpower.

The following are the key concerns that have been raised by the network utility providers:

- The current Plan does not recognise significant utility networks such as gas transmission pipeline infrastructure and the effect on the well being of the District's communities if the network is threatened or interrupted. It is suggested that an additional policy should be included into the Plan to recognise the importance of network utilities in facilitating and maintaining the health, safety and general well-being of its residents and provide for its continued operation effectively and efficiently. Any potential adverse effects that activities may have upon the operation of significant network utilities therefore should be avoided or managed appropriately (Vector Gas);
- The desire to enable the establishment of Council installed devices to warn the public of extreme adverse weather and tsunamogenic events (including storm surges) as a permitted activity in all zones. The objective is to provide advanced warning of events that could lead to the loss of life and /or the destruction / damage of property. The policy is for Council to be proactive in the provision of advance warning systems in line with the standards developed / issued by the Ministry of Civil Defence Emergency Management. This gives effect to the Duties of Local Authorities under Section 64 (1) and (2), Part 3 of the Civil Defence Emergency Management Act 2002. It is also justifiable under the RMA Part 2, Section 5 (2) Purpose of the Act - "In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety". (Civil Defence);
- Requests the development of an envelope approach to enable telecommunications facilities to be constructed within (Telecom & Vodafone).

- The need to recognise the importance of network utilities and their importance as physical resources that enable residents to provide for their economic, cultural and social well-being and their health and safety (Telecom);
- The desire to develop similar rules and have the same interpretation between TCC's and WBOPDC's District Plans (Telecom);
- To develop clear definitions for the specific parts of telecommunications systems (such as antenna, dish etc) (Telecom);
- Do not have setbacks from property boundaries (Telecom);
- To have principles recognised in the City Plan which include
 - Recognition that electricity and gas networks are dynamic working assets which require physical changes to operate the assets and as such should be permitted;
 - Activities that do not have significant adverse effects should be permitted;
 - Have the requirement that technical and operational constraints associated with constructing and operating network utilities be considered during the consent process.
 - Provision for consideration of reverse sensitivities;
 - The effects associated with electric and magnetic fields (Powerco);
- It would be preferable for Councils to identify the 'no go areas' within the District where electricity generation should not occur (i.e. landscape or ecological areas), however it is unlikely that power generation on a larger scale (non community scale) would occur in Tauranga City (Trustpower).

In April 2009 a community feedback exercise was undertaken on draft content for the City Plan. As a result of this process the following feedback was received:

- Requests for development of further objectives on the importance of infrastructure;
- Requests for new buffer corridors for electricity and gas transmission and distribution networks that are not provided for under the Transpower Buffer Corridor;
- Requests from landowners to have the proposed Transmission Buffer Corridor for Electricity Transmission removed;
- Questions over the inflexibility of rules surrounding cell phone sites and associated telecommunication equipment.

Between April 2009 and Plan notification further meetings and discussions were held with the telecommunication organisations, Trustpower, Transpower, PowerCo and Vector Gas on the draft Chapter. These discussions resulted in technical amendments being made to the Draft Chapter in accordance with Elected Member direction.

3.3 Council Meetings

Meeting: Strategy and Policy Committee - 8th July 2008

Issues Discussed:

- Installation of Network Utilities (Masts) in close proximity to residential zones;
- Co-siting of Network Utilities;
- Emission of Noise from Network Utilities;
- Installation of Network Utilities and public infrastructure on Reserves.

Meeting Outcomes:

- Consider options to require large masts to be located away from residential zone boundaries;
- Investigate opportunities to require network utilities to be co-located throughout the City, focusing on establishing existing compromised areas to be utilised first;

- Investigate opportunities to manage noise emissions from network utilities located in the road zone (i.e. develop noise criteria);
- Develop requirements to discourage the siting of network utilities within all reserves, and also to consider the visual impact of the infrastructure/utilities (where there is no other viable alternative other than to site within a reserve).

Meeting: Strategy and Policy Committee - 29th October 2008

Issues Discussed:

- Identification of appropriate buffer corridor to meet the requirements of the National Policy Statement on Electricity Transmission;
- Provision for Renewable Electricity Generation (to pre-empt the National Policy Statement for Electricity Generation);
- Telecommunications Facility Provision throughout the City;
- Co-siting of Network Utilities;
- Installation of Network Utilities within Reserves.

Meeting Outcomes:

Identification of an appropriate buffer corridor to meet the requirements of the National Policy Statement on Electricity Transmission;

- To avoid locating new buildings and sensitive activities within 12 metres either side of the centre line of a high voltage transmission line within existing built areas;
- To manage the effects of all activities within a further 20 metres of 12 metres either side of the transmission line so that they do not compromise the efficient inspection, operation and maintenance of the high voltage transmission line and to ensure public safety for new Greenfield areas;
- To control the subdivision of land within 32m of the centreline of a transmission line for new Greenfield areas.

Provision for renewable electricity generation.

- Directed case-by-case analysis via resource consent process – utilise objectives and policies to guide the delivery of the proposed National Policy Statement and section 7 of the RMA – improved status quo (as it strengthens the current objectives and policies currently within the District Plan).

Telecommunications provision throughout the City

- Develop a tiered setback approach based upon the height of the cell tower from residential zoned boundaries.

Co-siting of network utilities.

- Rely on Objectives and Policies regarding managing co-location of network utilities.

Installation of network utilities within reserves

- Develop Objectives, Policies and Rules (along with assessment criteria) to enable the consideration of the effect of the network utility on open space.

Meeting: Strategy and Policy Committee – 3rd March 2009

Issues Discussed:

- Presentation of the Draft Network Utilities and Designations Chapter for community feedback which was endorsed for that process.

Meeting: Strategy and Policy Committee – 30^h June 2009

Issues Discussed:

- Provision of a transmission buffer corridor to manage subdivision and development within and around the existing Transmission lines;
- Request from PowerCo for a 20m electrical line corridor either side of the centerline to protect sub transmission electrical lines from the potential adverse effects of subdivision, building and structures, and a 32m electrical line corridor either side of the centerline of the line to protect electrical transmission lines at or above 66kV from the potential adverse effects of subdivision, building and structures;
- Request from Vector Gas to control subdivision, use and development within a buffer area around gas transmission lines;
- Request to remove a service lane designation;
- Request to designate areas of road in urban growth areas;
- Request to improve the objectives and policies to recognise the importance of the role and function of within the functioning of the City;
- Need for recognition of the Proposed National Policy Statement on Renewable Energy;
- Need to provide guidance for areas where new electricity generation development should either be focused or avoided;
- Need to provide for the upgrading support structures (electricity);
- The provision for cell phone towers (and proximity to residential zones);
- Co-siting of network utilities.

Meeting Outcomes:

- Identify the corridors on the District Plan maps and provide subdivision activity standards to ensure the infrastructure is taken into account through the subdivision process;
- Identify the corridors on the District Plan maps and provide subdivision activity standards to ensure the infrastructure is taken into account through the subdivision process;
- No change to the Draft Plan – Service Lane designation remains;
- No change to roading designations in the identified Urban Growth Area;
- Develop Objectives and Policies to identify the role and function of network utilities and their importance in the functioning of the City;
- Continue to work with the power generator companies (and report back to Council) to identify the realistic opportunities available within Tauranga and consider changes to rules, however at this stage make no change to the Draft Plan;
- Make no changes to the Draft Plan in relation to the provision of guidance for areas where new electricity generation development should either be focused or avoided;
- Work with Trustpower and Transpower to identify rules to permit up to 110kV within the Rural and Industrial zones (up to 20m in height) provided that appropriate controls are placed around location, and adverse effects can be minimised, (otherwise a higher assessment threshold should be developed);
- Make no changes to the Draft Plan and not provide for co-siting of network utilities (telecommunications facilities).

3.4 Relevant Legislation, Strategies and Policy

Resource Management Act

Section 7 of the RMA provides guidance to how the provision of network utilities should be managed throughout the City. The following is relevant:

Section 7

Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (b) the efficient use and development of natural and physical resources:*
- (a) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (f) maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*
- (j) The benefits to be derived from the use and development of renewable energy*

National Policy Statement (refer Section 3.1 of this report)

- National Policy Statement for Electricity Generation (adopted);
- Proposed National Environment Standards for Electricity Generation (under development); and
- Proposed National Policy Statement for Renewable Electricity Generation.

National Environmental Standards for Telecommunications Facilities, (refer Section 3.1 of this report)

This NES covers:

- Radio frequency fields generated by telecommunication antennas;
- Road side cabinets;
- Addition of antennas to existing structures (such as light poles);
- Noise levels.

Regional Policy Statement

Within Chapter 13 of the Regional Policy Statement (RPS), 'Physical Resources/Built Environment, the following issues are identified:

- *The efficient operation of transportation and utility networks, infrastructure and public works can be adversely affected by inappropriate subdivision and land use;*
- *Infrastructure and utilities require upgrading and extension to ensure the efficient provision of future services including, but not limited to, the Port of Tauranga and local airports;*
- *Lack of co-ordination between network utility operators in the installation and maintenance of their services results in inefficient use of resources;*
- *Some infrastructure networks need to be recognised as being part of a wider network of inter-regional services.*

The relevant RPS Objectives, Policies and methods are listed below:

13.3 Objective, Policies and Methods

13.3.1 Built Environment

13.3.1(a) Objective

A built environment that enables efficient use, development and protection of natural and physical resources while avoiding, remedying and mitigating adverse effects on the environment.

- 13.3.1(b) **Policies**
- 13.3.1(b)(i) *To promote the integrated management and efficient use of physical resources and the built environment within the region and across the region's boundaries.*
- 13.3.1(b)(ii) *To promote an efficient and safe land transport network.*
- 13.3.1(b)(iii) *To provide for the long-term security of existing physical resources and built environments.*
- 13.3.1(b)(iv) *To protect transportation and utility networks, infrastructure and public works from the adverse effects of subdivision and land use.*
- 13.3.1(b)(v) *To promote the efficient use and development of existing and future infrastructure and utility networks.*
- 13.3.1(b)(vi) *To avoid or reduce the adverse effects on the environment, relating to the use and development of the built environment and the construction, operation, and decommissioning of physical resources and infrastructure.*

13.3.1(c) **Methods of Implementation**

Environment B-O-P and District Councils will co-operate in:

- 13.3.1(c)(i) *Ensuring the application of procedures and practices that safeguard natural and physical resources in the construction, operation and decommissioning of physical resources and infrastructure.*
- 13.3.1(c)(ii) *Promoting and facilitating co-ordination among network utility operators in the provision, operation and maintenance of infrastructure.*
- 13.3.1(c)(v) *Requiring, in any assessment of environmental effects for proposed significant physical resource developments including infrastructure and utility developments, consideration of the effects of the proposal on finite resources including high quality soils and minerals.*
- 13.3.1(c)(vi) *Liaising with each other and with other appropriate agencies on cross-boundary public infrastructure issues.*

Environment B-O-P will:

- 13.3.1(c)(viii) *Encourage the owners of infrastructure and network utility operators to consider how best to provide for the integrated management of the region's major utility systems.*
- 13.3.1(c)(ix) *Be available to participate in investigations into major infrastructural development occurring at the subregional level or which are otherwise of regional significance.*

District Councils are encouraged to:

- 13.3.1(c)(xiii) *Provide appropriate protection of existing and foreseeable network utility corridors and sites from the adverse effects of subdivision and land use.*

14.3.2 **Renewable Resource Use**

14.3.2(a) **Objective**

Reduced reliance on fossil fuels and increasing use of renewable energy resources.

- 14.3.2(b) **Policies**
 14.3.2(b)(i) *To promote the transfer from non-renewable to renewable sources.*
 14.3.2(b)(ii) *To advocate that renewable energy sources within the region be managed sustainably.*
 14.3.2(b)(iii) *To promote the utilisation of solar, wind, waste and other renewable energy resources.*
 14.3.2(b)(iv) *To minimise the use of fossil fuel for energy production.*
- 14.3.3 **Adverse Effects**
 14.3.3(a) **Objective**
The adverse effects on the environment associated with the development of energy resources and the production, distribution and use of energy are avoided, remedied or mitigated.
- 14.3.3(b) **Policies**
 14.3.3(b)(i) *To ensure that the adverse effects on the environment and the people of the region from the generation and distribution of energy are avoided, remedied or mitigated.*

Non-Statutory Strategic Plans

SmartGrowth

SmartGrowth identifies the following growth issues:

- Growth in population brings with it the need to expand and extend network infrastructure;
- Network infrastructure is essential to the functioning and well-being of the community;
- Network infrastructure can have adverse environmental effects, some of which may be hard to avoid. New technology may reduce effects into the future.

The following SmartGrowth principles relate to Network utilities:

- The security, safety, affordability and reliability of infrastructure are accorded priority in the assessment of development;
- Cooperation with gas, power and communication utility providers are promoted;
- Corridors are provided for protection of pipes routes and cables;
- Services are co-sited where feasible and practical.

SmartGrowth identifies that we will:

- Provide rules in District Plans to enable utility services development, whilst ensuring adverse;
- effects are mitigated;
- Provide for provision, maintenance and expansion of regionally significant infrastructure through a corridor management approach.

4. ISSUES

4.1 Summary of Issues

The key issue in providing for network utilities throughout the City, is how best to manage the adverse effects of those utilities on the surrounding environment. In managing the effects of network utilities, recognition also needs to be given to the essential role that these networks play and the services they provide in the functioning of the City and the sub region. It is also recognised that the nature of some network utilities and associated works may need to be appropriately managed to ensure that they do not significantly adversely affect amenity, landscape character, streetscape, heritage values, or public health and safety.

4.2 Issue 1 – Ensuring that the Provision of Network Utilities continues to meet the Demands of the City’s Growth

Issue Statement

Utilities are the infrastructural elements that underpin the ability of the City to function. They provide energy (electricity and gas networks), provide communication links (telecommunication systems), enhance sanitation and hygiene (stormwater and wastewater networks) and provide the necessary requirements for survival (the potable water network). The road network is also enabled through the designation powers provided to Council. The provision of utilities is crucial to economic development and standard of living. This Issue recognises that utilities are not luxuries, but are essential to the City and its future. Council’s role in managing this issue is twofold. It is responsible for the provision of specific network utilities (wastewater, stormwater, water and the road network), but it also needs to ensure that in its regulatory role it does not create unnecessary barriers to the provision of network utilities.

4.2.1 Objectives

This table identifies the appropriateness of the listed objectives in achieving the purpose of the RMA.

Objective Number	Objective	Appropriateness
10.4.1.1	<p><i>Objective – Provision of Network Utilities</i></p> <ul style="list-style-type: none"> <i>The importance of network utilities to the City’s, region’s and nation’s social and economic wellbeing are recognised;</i> <i>The sustainable, secure and efficient use and development of network utilities within the City is provided.</i> 	<p><i>The Objective recognises that there is a need for network utility services within the City and that providing for utility services is necessary for achieving the purpose of the Act, by providing for utility services that “...enables people and communities to provide for their social, economic and social well being and for their health and safety ...”(Section 5 of the RMA). Network utility services are an important part of infrastructure and the Objective recognises the important role that they play in ensuring the wellbeing of the community. The Objective recognises this and through rules provides for a range of utility services while ensuring that any adverse effects are avoided, remedied or mitigated which is consistent with section 5(2).</i></p>

Objective 10.4.1.1 is addressed through Policy 10.4.1.1.1. This Policy is achieved through:

- Rule Requirements which provide for activities throughout the City.

4.2.2 Policies, Methods and EREs

<p><i>Policies and Methods</i></p>	<p>10.4.1.1.1 <i>Policy – Provision of Network Utilities</i></p> <p>(a) <i>By providing for a range of network utilities to operate throughout the City to meet the community’s needs;</i></p> <p>(b) <i>By ensuring that the provision for network utilities that cross jurisdictional boundaries are managed in an integrated manner;</i></p> <p>(c) <i>By enabling the efficient establishment, operation and maintenance of network utilities;</i></p> <p>(d) <i>By recognising the technical and operational requirements of network utilities and the benefits they provide when assessing resource consent applications.</i></p>
<p><i>Costs</i></p>	<p><i>Potential cost by recognising that network utilities have technical and operational requirements which need to be taken into account. This may create an unintended adverse effect on the environment as a desired location may have significant value to the community. However, in these areas other Plan rule requirements need to be taken into account through the consents process, and a value judgement undertaken to identify the effects on the surrounding environment.</i></p>
<p><i>Benefits</i></p>	<p><i>Establishes a clear directive that network utilities need to be provided throughout the City, and that their locational requirements need to be taken into account to ensure that they are efficient in meeting the community’s needs. The Policy also recognises that network utilities have technical and operational requirements which need to be taken into account in any consenting process.</i></p>
<p><i>Risk</i></p>	<p><i>Reduces the risk in that the Policy clearly articulates that Councils need to work together to manage cross jurisdictional network utilities, that the efficient establishment of network utilities is an important factor in any consenting process, and that locational requirements and the benefits derived from that siting need to be taken into account.</i></p>
<p><i>Efficiency</i></p>	<p><i>The Policy and methods provide a clear directive that the listed matters will be taken into account through the consenting process, provided that the adverse effects on the environment are taken into account. The Policy provides for a weighting (being to ensure that consideration is of technical and operational requirements are taken into account, however these requirements do not override the requirement of the RMA to maintain and enhance amenity values, nor avoid, remedy or mitigate adverse effects.</i></p>
<p><i>Effectiveness</i></p>	<p><i>Stating the contents of the Policy directly reinforces the statutory requirements to consider the resource, and then balance that against other associated Policies contained within Chapter 10 (and associated zone chapters).</i></p>
<p><i>Appropriateness</i></p>	<p><i>The Policy are intended to ensure that while provision is made for a range of network utilities, which are all an integral part of our communities, that any adverse effects of those activities are dealt with. Where appropriate, the policies give specific direction with regard to the need to deal with network utilities such as lines, the visual impact of which can be avoided by underground reticulation.</i></p>

<i>Alternative 1 – No Policy on the Provision of Network Utilities</i>	<i>The alternative ‘do nothing’ does not meet the requirements of the RMA. Network utilities are resources that are provided to meet the needs of the community. By having Policy specifically on the provision of network utilities is an appropriate way to signal the need for and importance of network utilities. By not having Policy on this matter, guidance would not be provided on the importance of utilities nor the matters that should be taken into account in the consenting process.</i>
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Based on the finding of the assessment of cost and benefits and the efficiency and effectiveness of the Policies and Methods, the Objective “Provision of Network Utilities” is an appropriate way to achieve the purpose of the RMA.

4.2.3 Monitoring Proposed Plan Provisions

ERE	Indicator	Evaluation of Plan Effectiveness
<i>Provision for network utilities to meet the needs of the City.</i>	<i>Number of resource consents by type</i>	<i>Council records</i>

4.3 Issue 2 – Subdivision, Use and Development adversely affecting the efficient operation, security, safety and reliability of established network utilities

Issue Statement

The role of network utilities and their importance to the functioning of the City cannot be underestimated. There are clear regional and local benefits from efficient and secure provision of services at the local level. If damaged, the loss of a network utility, or the service provided will have a particularly significant impact on the reliability of supply within any given region. It is necessary to also include subdivision within managing this issue along with use and development because subdivision represents the most appropriate opportunity to ensure adequate and safe separation distances are provided for, allowing consideration to be given at the design stage.

4.3.1 Objectives

This table identifies the appropriateness of the listed objectives in achieving the purpose of the RMA.

Objective Number	Objective	Appropriateness
10.4.1.2	<i>Objective – Efficient Operation of Established Network Utilities The efficient operation of established network utilities is not adversely affected by subdivision, use and development.</i>	<i>The Objective is consistent with section 7(b)(ba)(j) by providing for the efficient use and development of natural and physical resources, because utility services are an important part of the services to the City and where established should be not be affected by subdivision use and development..</i>

Objective 10.4.1.2 is addressed through Policy 10.4.1.2.1. This Policy is achieved through:

- The identification of key networks in the Plan Maps (Part B).

4.3.2 Policies, Methods and EREs

<i>Policies and Methods</i>	<i>10.4.1.2.1 Policy - Efficient Operation of Network Utilities By ensuring the security, safety and reliability of the City's existing network utilities is considered in the assessment of subdivision, use and development.</i>
<i>Costs</i>	<i>Potential cost of damage to Established Network Utilities allowing inappropriate subdivision, use and development to occur.</i>
<i>Benefits</i>	<i>While the safe and efficient use and development of utilities is primarily the responsibility of the utility operator, the City Plan seeks to enable operators to fulfil those responsibilities and manage the potential adverse effects that subdivision, use and development can have on existing network utilities..</i>
<i>Risk</i>	<i>By identifying, in certain circumstances existing established network utilities, and providing for the management of adverse effects on established network utilities the community will have information about their importance and therefore there will be a lower level of risk that they will be adversely affected by inappropriate subdivision, use and development.</i>

<i>Efficiency</i>	<i>The Policy assists in providing for the efficient functioning of the City through providing appropriate protection to existing utilities.</i>
<i>Effectiveness</i>	<i>The Policy is effective by identifying existing established network utilities and providing for the management of adverse effects on established network utilities is an essential step in achieving the Objective. The Policy directly reinforces the Objective that the adverse effects of subdivision, use and development will not affect established network utilities and puts in place a regulatory framework to achieve this. The Policy is therefore considered to be effective at achieving the stated Objective.</i>
<i>Appropriateness</i>	<i>As utilities are an integral part of the service infrastructure of the City it is necessary to make appropriate provision for them in the City Plan, and provide appropriate protection to those existing utilities. . By doing so, the Council is meeting its obligation under section 7 of the Act to have regard to the efficient use and development of natural and physical resources, utilities being part of the latter.</i>

<i>Alternative 1 – Do nothing – rely on associated Acts such as the Telecommunications Act, and Electricity Act; Code of Practice and Designations process.</i>	<i>The alternative is unlikely to achieve good environmental outcomes as there are no requirements on the consideration of established network utilities. The Council has the ability to impose ‘reasonable conditions’ with respect to subdivision, use and development and manage any potential adverse effects. Reliance on various statutes does not achieve consistency in terms of environmental outcomes, including managing effects where utilities are involved.</i>
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Based on the finding of the assessment of cost and benefits and the efficiency and effectiveness of the Policies and Methods, the Objective “Efficient Operation of Established Network Utilities” is an appropriate way to achieve the purpose of the RMA.

Evaluation of Rules

The Policy is not specifically aligned with rule requirements, rather the approach taken is to identify those key network utilities on the Plan Maps that provide a core service to the City (not including Council owned assets which are generally located within the Road zone or managed through easements). These key networks are electric lines (or sub transmission lines) owned and operated by PowerCo and Trustpower and the gas transmission line owned and operated by Vector Gas. The Policy approach is left specifically wide to take into account that not all network utilities are identified on the Plan Maps, but rather in certain circumstances further investigation upon proposed subdivision and development needs to be taken into account and undertaken. However, in those circumstances where the network is shown, it is anticipated that this matter will be taken into account through the subdivision process, and also during significant earthworks being undertaken.

4.3.3 Monitoring Proposed Plan Provisions

ERE	Indicator	Evaluation of Plan Effectiveness
<i>Control of the potential adverse environmental effects of subdivision, use and development on network utilities.</i>	<i>Number of resource consents by type (earthworks and subdivision) that are located within/near existing identified network utilities.</i>	<i>Council records</i>
<i>Control of the potential adverse environmental effects of subdivision use and development on network utilities.</i>	<i>Type and distribution of resource and building consents proximate to network utility services.</i>	<i>Council records</i>

4.4 Issue 3 – The loss of the City’s Amenity through the Construction, Operation and Maintenance of Network Utilities

Issue Statement

While utilities are an essential part of the City’s infrastructure, they do have effects that are undesirable. The construction, operation and maintenance of utilities can have adverse impacts on the streetscape, landscape and the amenity of the City through visual and other effects such as noise.

Council’s role in managing this issue is to ensure that the adverse effects of utilities are mitigated as far as possible, using both its regulatory role and other methods that have been outlined previously. The environmental effects of utilities include potential effects on health and safety of the community including radio frequency and electro magnetic fields. Whilst most scientific studies have concluded that the risk is relatively low, the concern within the community is such that it is considered prudent to recognise these risks to health and safety with a separate policy.

4.4.1 Objectives

This table identifies the appropriateness of the listed objectives in achieving the purpose of the RMA.

Objective Number	Objective	Appropriateness
10.4.1.3	<p><i>Objective – Construction, Operation and Maintenance of Network Utilities</i></p> <p><i>The construction of network utilities mitigates any potential adverse effects on amenity, landscape character, streetscape and heritage values;</i></p> <p><i>The operation and maintenance of network utilities does not adversely affect amenity, landscape character, streetscape and heritage values.</i></p>	<p><i>While providing utility services to the City is important, Council also recognises that they have the potential to create adverse effects on the environment. The Objective recognises these effects and that such effects listed are avoided, remedied or mitigated. In this regard, the Objective is consistent with section 7(f) in achieving the purpose of the RMA.</i></p> <p><i>Utility services are by their very nature utilitarian and their function often dictates their size and appearance. Therefore, an important Objective is to recognise that the establishment of utility services do not detract from the visual amenity of the environment, landscape character, streetscape or heritage values.</i></p>
10.4.1.4	<p><i>Objective - Health and Safety of Community</i></p> <p><i>The health and safety of the community is not adversely affected by the construction, operation and maintenance of network utilities.</i></p>	<p><i>Utility services are by their very nature utilitarian and their function often dictates their size and appearance. Therefore, an important Objective is to recognise that the establishment of utility services do not detract from the visual amenity of the environment, landscape character, streetscape or heritage values.</i></p>

Objectives 10.4.1.3 and 10.4.1.4 are addressed through Policies 10.4.1.3.1, 10.4.1.3.2 and 10.4.1.3.3. These Policies are achieved through:

- Rule Requirements which limit activities that are not compatible, or anticipated within specific zones;
- The appropriate zoning of Open Space in the Plan Maps (Part B).

4.4.2 Policies, Methods and EREs

<p><i>Policies and Methods</i></p>	<p><i>10.4.1.3.1 Policy - Undergrounding of Infrastructure Associated with Network Utilities</i> <i>By ensuring infrastructure associated with network utilities (including, but not limited to, pipes, lines and cables) shall be placed underground unless:</i></p> <ul style="list-style-type: none"> <i>(a) Alternative placement will reduce adverse effects on the amenity, landscape character, streetscape or heritage values of the surrounding area;</i> <i>(b) The existence of a natural or physical feature or structure makes underground placement impractical;</i> <i>(c) The operational, technical requirements or cost of the network utility infrastructure dictate that it must be placed above ground;</i> <i>(d) It is existing infrastructure.</i> <p><i>10.4.1.3.2 Policy - Effects on the Environment</i> <i>By ensuring that network utilities are designed, sited, operated and maintained to address the potential adverse effects:</i></p> <ul style="list-style-type: none"> <i>(a) On other network utilities;</i> <i>(b) Of emissions of noise, light, vibration, odour or hazardous substances;</i> <i>(c) On the amenity of the surrounding environment, its landscape character and streetscape qualities;</i> <i>(d) On the amenity values of sites, buildings, places or areas of heritage, cultural and archaeological value.</i> <p><i>10.4.1.3.3 Policy - Effects on Open Space</i> <i>By avoiding the location of network utilities within the Open Space Zone where those activities would compromise the role, function and future development of that Zone.</i></p> <p><i>10.4.1.5.1 Policy - Health and Safety of Community</i> <i>By ensuring network utilities, in particular those network utilities emitting radiofrequency fields or generating electric and magnetic fields, are designed, sited, operated and maintained to meet nationally recognised standards.</i></p>
<p><i>Costs</i></p>	<p><i>Cost to network utility operator to undertake undergrounding of network utilities.</i></p>
<p><i>Benefits</i></p>	<p><i>Utility services are by their very nature utilitarian and their function often dictates their size and appearance. Therefore, an important policy is to ensure that the establishment of network utility services do not detract from the visual amenity of the environment, and one method to achieve this is to require the undergrounding of network utilities, manage visual the effects on the environment through Policy and rules and identify where network utilities are not expected (such as providing Policy on the effects of Open Space to deliver on the direction of Reserve Management Plans).</i></p>
<p><i>Risk</i></p>	<p><i>No risk as undergrounding of such network utilities as described is commonly undertaken, and coupled with associated rule requirements for reinstatement of the area disturbed will mitigate against any potential adverse effects. It is noted that many network utilities are unable to be undergrounded such as cell phone masts, and as such these activities should not be subject to that specific Policy.</i></p>

<i>Efficiency</i>	<i>The Policies are efficient in that they provide an envelope of effects that need to be managed through the consent process. Through rule requirements the permissibility of each individual activity is provided for. A network utilities function often dictates its size and appearance. In recognising network utilities as an essential part of the City's infrastructure, it is also necessary to identify that network utilities can be visually intrusive, especially in sensitive environments such as natural and built heritage areas and areas of high landscape value. The policies listed are considered the most efficient means for achieving the Objective.</i>
<i>Effectiveness</i>	<i>The Policies recognise predominantly regulatory rules and methods to ensure that the amenity of the City is maintained or where possible enhanced. It is considered that this is the most efficient and effective way to ensure giving effect to the Objective.</i>
<i>Appropriateness</i>	<i>The Policies assist the Council to carry out its functions as stated under s31, 72, 74(1) by providing for network utility services in a manner which achieves integrated management of the effects of the use and development as outlined in section 31(1)(a). In addition, the policies seek to ensure that the utilities do not have adverse effects on the environment. The Policies assist the Council in controlling any potential effects of the use and development resulting from the installation and operation of network utility services. This is achieved by identifying environmental effects associated with network utilities and the need to ensure that those utilities do not detract from the visual amenity or the environment, particularly with respect to landscape character, streetscape and areas of heritage or cultural value.</i>

<i>Alternative 1 – Do nothing – rely on associated Acts such as the Telecommunications Act, and Electricity Act; Code of Practice and Designations process.</i>	<i>The alternative is unlikely to achieve good environmental outcomes as there are no limits on bulk and height and council will lose the ability to control visual and amenity effects on the environment. The Council has the ability to impose 'reasonable conditions' with respect to placement and location of utilities on publicly owned land and similar appliances in the legal road under the Telecommunications Act. However reliance on various statutes does not achieve consistency in terms of environmental outcomes, including managing effects where utilities are proposed to be sited on non-public land. While there are some benefits in this approach, there is a lack of a framework that can deal with the full range of environmental effects that network utilities services may generate. This is especially relevant in matters relating to visual and amenity effects.</i>
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Based on the finding of the assessment of cost and benefits and the efficiency and effectiveness of the Policies and Methods, the Objectives Construction, Operation and Maintenance of Network Utilities and Health and Safety of Community” are appropriate ways to achieve the purpose of the RMA.

Evaluation of Rules

The proposed rules allow the installation of underground utility services as a permitted activity. This would allow utility operators to underground existing overhead services as a permitted activity within the Plan. This would also apply to new subdivision and development. The main reason for permitting underground utilities is to allow for a high degree of visual amenity as overhead lines can have a high degree of visual intrusiveness.

The rules allows for the bundling of existing overhead lines in recognition of the desire to reduce the number of lines while at the same time providing the same or increased electricity or telecommunication services. This is explicitly recognised through the rule requirement that provides for an additional overhead lines where there are existing support poles and where overhead lines exist at the date of public notification of the plan.

While undergrounding of services is preferred, the rules also recognise that new overhead telecommunication and electricity distribution lines need to be permitted in rural areas and the formed legal road to recognise the high costs associated with providing services to rural areas.

The rules also allow for functional equipment to be permitted activities such as post boxes and public telephone boxes because the general public 'interact' with this type of equipment.

The rules permit the installation of cell site masts and antennas in Commercial, Industrial and Rural Zones as these areas have a lower degree of visual amenity impacts. It is noted that this however permits tis activity to be located in smaller commercial zones that are surrounded by residential activity, however specific rule requirements such as setbacks and heights seek to manage the amenity effect on the surrounding environment.

In addition, there are additional rules in the proposed plan such to control visual and amenity effects within each zone.

The proposed rules will restrict network utilities in areas identified as outstanding natural features and landscapes and important amenity landscapes from the inappropriate installation of network utilities. In addition, where utility services are not provided for as permitted or restricted discretionary activities, the activity will default to a discretionary activity.

In summary it is considered that the regulation of visual and amenity values is best dealt with by the City Plan. Furthermore the consideration of amenity values is afforded under the RMA.

The development controls regulating network utilities also reflect the utilitarian nature of those services. Exceptions to height, overshadowing and setbacks are provided for such equipment as electricity and telecommunications distribution lines and poles. It is recognised that it is unreasonable to require compliance due to operational matters such as the need for overhead lines to clear the ground by a set standard as set out in the electricity statutes.

However there are some development controls where all utility services require compliance, such as noise emissions. It is considered that as a minimum these environmental standards are required to be met by all network utilities.

4.4.3 Monitoring Proposed Plan Provisions

ERE	Indicator	Evaluation of Plan Effectiveness
<p><i>Control of the potential adverse environmental effects of network utility structures, buildings and activities.</i></p>	<p><i>Number of resource consents by type that comply (or do not comply) with district plan requirements.</i></p> <p><i>Number, cause and frequency of complaints relating to network utilities.</i></p> <p><i>Location of network utilities in relation to special ecological areas, natural features and landscapes, and areas of significant cultural and historic heritage.</i></p>	<p><i>Council records</i></p>
<p><i>Avoidance of adverse effects from high levels of exposure to radiofrequency fields on the health, safety and wellbeing of the community.</i></p>	<p><i>Number of resource consents by type that comply (or do not comply) with national requirements.</i></p>	<p><i>Council records</i></p>

4.5 Issue 4 – The continued reliance on fossil fuels and non-renewable energy generation

Issue Statement

The proposed National Policy Statement for Renewable Electricity Generation seeks to establish the national significance of the benefits that are associated with renewable electricity generation. The intent is to clarify the government's position on the benefits of renewable electricity generation while promoting a nationally consistent approach to balancing the competing values associated with the development of New Zealand's renewable energy resources, and providing greater certainty to decision-makers, applicants and the wider community.

Two policies as part of the Proposed National Policy Statement for Renewable Electricity Generation which need to be considered are:

Enabling identification of renewable electricity generation possibilities

Policy 4

By 13 March 2012, local authorities are to notify, in accordance with Schedule 1 of the Act, a plan change, proposed plan or variation to introduce objectives, policies and, where appropriate, methods, into policy statements and plans to enable activities associated with:

- i. the identification and assessment by generators of potential sites and energy sources for renewable electricity generation;*
- ii. research-scale investigation into emerging renewable electricity generation technologies and methods.*

Supporting small and community-scale renewable electricity generation

Policy 5

By 13 March 2012, local authorities are to notify, in accordance with Schedule 1 of the Act, a plan change, proposed plan or variation to introduce objectives, policies and, where appropriate, methods, into policy statements and plans to enable activities associated with the development and operation of small and community-scale distributed renewable electricity generation.

(Note: small and community-scale renewable electricity generation means "renewable electricity generation projects with an installed electricity generation capacity of less than four megawatts and excludes offshore wind, tidal and wave generation).

With

Renewable electricity generation activities meanings "the construction, operation and maintenance of structures associated with the generation of renewable electricity. This includes small and community scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the local electricity distribution network and/or national grid).

However still proposed, it is considered pragmatic to seek to implement aspects of the Proposed National Policy Statement through the District Plan review, particularly providing for the aforementioned

4.5.1 Objectives

This table identifies the appropriateness of the listed objective in achieving the purpose of the RMA.

Objective Number	Objective	Appropriateness
10.4.1.5	<p><i>Objective – Energy Efficiency and Renewable Energy Generation</i></p> <p><i>The efficient use of energy, and the use of energy from renewable energy generation is encouraged.</i></p>	<p><i>This Objective clearly promotes the recognition of the national significance of renewable electricity generation and the need for energy efficiency and, by implication, the benefits derived from the use of renewable electricity. Renewable electricity by its nature is focussed both on existing needs and on the needs of future generations. Therefore, by developing renewable forms of energy generation, future generations are more likely able to meet their needs.</i></p>

Objective 10.4.1.5 is addressed through Policies 10.4.1.5.1 and 10.4.1.5.2. These Policies are achieved through:

- Rule Requirements which limit activities that are not compatible, or anticipated within specific zones.

4.5.2 Policies, Methods and EREs

<i>Policies and Methods</i>	<p><i>10.4.1.5.1 Policy – Energy Efficiency and Renewable Energy</i> <i>By encouraging energy efficiency and, where appropriate, the development and use of renewable energy generation throughout the City.</i></p> <p><i>10.4.1.5.2 Policy – Adverse Effects of Renewable Energy Generation</i> <i>By ensuring that any adverse effects on the environment of renewable energy generation activities are mitigated.</i></p>
<i>Costs</i>	<ul style="list-style-type: none"> • <i>No fixed terms to provide certainty to applicants or the public.</i> • <i>Some potential for repetitive analysis with consideration of each consent application.</i> • <i>There is also a lack of information regarding renewable energy opportunities within the City, and therefore a precautionary approach needs to be taken.</i>
<i>Benefits</i>	<ul style="list-style-type: none"> • <i>Presumption of notification to enable full discussion.</i> • <i>Would enable full consideration of all issues and recognise variable nature of effects.</i>
<i>Risk</i>	<p><i>Low risk as the renewable energy generation activities require resource consent as a Discretionary Activity (except community scale which is Restricted Discretionary), with a presumption that unless that adverse effects are minor, that the application will be notified.</i></p>

<i>Efficiency</i>	<i>The Policies are efficient, and through the implementation of rule requirements requiring a resource consent application process recognises the range of effects renewable energy generation can have, and enables applications to be considered on their merits, particularly with respect to Part II analyses. This is consistent with the proposed Objective, to facilitate renewable energy use and development but avoid, remedy or mitigate adverse effects.</i>
<i>Effectiveness</i>	<i>As for efficiency.</i>
<i>Appropriateness</i>	<i>Each of these Policies is considered to be appropriate in achieving the purpose of the RMA. Together they address the matters in Part 2 of the RMA, which include s5(2) [managing the use, development, and protection of natural and physical resources in a way or at a rate, which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety....]. They recognise the locational limitations of investigating and developing renewable energy resources (through rule requirements). They also recognise that renewable energy development can be undertaken at a number of levels, as a result of an individual's decision at a household level or domestic scale, a community need for a secure energy supply, or for commercial reasons to develop a renewable resource on a large or utility scale.</i>

<i>Alternative 1 – Plan Areas - Constraints Mapping</i>	<i>This approach is not effective nor efficient as it requires spatial mapping of resource management issues. Constraints mapping would provide static information which would not recognise the numerous variables involved, and their site specific nature. This approach would not be as effective as the relying on the resource consent process to test each application on a case by case basis. It is inappropriate to apply / map research findings that have not been undertaken specifically in relation to renewable energy options i.e. landscape provisions for subdivision is not applicable or equipped to deal with renewable energy issues and effects, however this alternative would provide certainty to applicants and the public. It is not considered appropriate to undertake an exercise mapping constraints because this would not provide flexibility to consider each application on its merits. In addition, some of these triggers are already contained within the Plan and would be discussed through the consent process.</i>
<i>Alternative Plan Areas – map possible renewable energy generation areas</i>	<i>This approach is neither effective nor efficient as this would involve significant resources and time. It is the market/industry's responsibility to investigate/demonstrate viability not the Council's. This option would not be an efficient use of Council's resources. The costs in undertaking such an exercise are significant, and any resulting map would become a static resource, unlikely to allow for changes in technology and commercial sensitivities, and likely to quickly become outdated, however this alternative would provide certainty to applicants and the public. The alternative is not appropriate in that Council would need to map all variables that determine suitability of a site for wind farm development (i.e. including commercial aspects), which is not considered to be an appropriate priority for the Council. Otherwise, solely mapping resource management issues would be a duplication of other information already held by the Council & that would be discussed via a resource consent process.</i>

The Operative District Plan includes objectives and other provisions to achieve the purpose of the Act, including references to s6, s7 and s8 matters. There is already a significant policy framework within the Operative District Plan covering the issues addressed in these sections, noting there has been amendment and change to managing these issues through the development of the City Plan. Issues such as amenity values, landscape, coastal and visual effects, indigenous vegetation etc are addressed. The As well as achieving the purpose of the RMA with respect to section 5, the proposed Objective provides a direct response to the 2004 amendments to section 7 matters relating to energy efficiency and the benefits to be derived from the use and development of renewable energy, including the intent of the Proposed National Policy Statement. For the Council to effectively implement the requirements of section 7(i) and (j) it is necessary to include objectives which recognise this amendment to the Act.

4.5.3 Monitoring Proposed Plan Provisions

ERE	Indicator	Evaluation of Plan Effectiveness
<i>Increased use of energy efficiency measures and the development and increased use of renewable energy sources</i>	<i>Number of resource consents for activities involving renewable energy generation by type.</i>	<i>Council records</i>

4.6 Issue 4 – Subdivision, Use and Development within close proximity to High Voltage Transmission Lines can Adversely Affect the Sustainable and Efficient Use of the High Voltage Transmission Network

Issue Statement

The National Grid consists of large-scale structures, and a linear inter-regional network. With structures of such a significant scale here is a reduced ability to avoid, remedy or mitigate adverse effects. There are also practical limitations or constraints relating to the existing network and its ability to respond to subdivision, use and development.

The RMA (through Regulation 10, section 2(i)) requires Councils to recognise and notify Transpower as an affected party where development is proposed near the National Grid. It is therefore appropriate for the City Plan to consider identifying a trigger distance for assessing activities near high voltage transmission lines.

4.6.1 Objectives

This table identifies the appropriateness of the listed objectives in achieving the purpose of the RMA.

Objective Number	Objective	Appropriateness
10.11.1	<p><i>Objective - Electricity Transmission Network</i></p> <p><i>The importance of the high-voltage transmission network to the City's, regions and nation's social and economic wellbeing is recognised and provided for.</i></p>	<p><i>The Objective is consistent with identifying the importance of the network against the problem definition outlined in the s.32 assessment that accompanies the National Policy Statement on Electricity Transmission, and outlined below:</i></p> <p><i>"It is considered that the problem confronting development of the transmission network has three components.</i></p> <p><i>The first is the national significance of the network as a physical resource. The second is inconsistent cross-border treatment under the RMA that impacts on the efficiency of the grid. The third is the lack of consideration given to the specific resource management issues associated with the network within RMA plans and policy statements".</i></p>

Objective 10.11.1 is addressed through Policies 10.11.1.1, 10.11.1.2 and 10.11.1.3 This Policy is achieved through:

- The identification of the High Voltage Transmission Line and associated buffer corridor on the Plan Maps (Part B);
- Rule Requirements which limit activities that are not compatible, or anticipated within that buffer corridor.

4.6.2 Policies, Methods and EREs

<p><i>Policies and Methods</i></p>	<p>10.11.1.1 <i>Policy – Electricity Transmission Network</i> <i>By providing for the sustainable, secure and efficient use and development of the high-voltage transmission network within the City, while seeking that adverse effects on the environment are avoided, remedied or mitigated to the extent practicable, recognising the technical and operational requirements and constraints of the network.</i></p> <p>10.11.1.2 <i>Policy – Identifying Electricity Transmission Network</i> <i>By identifying the City’s high-voltage transmission network.</i></p> <p>10.11.1.3 <i>Policy – Adverse Effects on the Electricity Transmission Network</i> <i>By ensuring that subdivision, use and development does not adversely affect the safe and efficient operation of the high-voltage transmission network.</i></p>
<p><i>Costs</i></p>	<p><i>There are costs associated with the Policies, specifically identifying the High Voltage Transmission Network (and buffer areas) on the Plan maps as the result requires subdivision, use and development to gain resource consent prior to proceeding.</i></p>
<p><i>Benefits</i></p>	<p><i>By identifying the High Voltage Transmission Network (and buffer areas) on the Plan maps it provides certainty to all parties over the expectation on delivering the requirements of Regulation 10, section 2(i) of the RMA and the National Policy Statement on Electricity Transmission.</i></p>
<p><i>Risk</i></p>	<p><i>Reduces the risk of the High Voltage Transmission Network being adversely affected by subdivision, use and development because it has been identified.</i></p>
<p><i>Efficiency</i></p>	<p><i>The policies are efficient in seeking the outcome sought by the Objective. The Policies are directive and seek to ensure that Council has regard to the benefits of maintaining the integrity of the national grid.</i></p>
<p><i>Effectiveness</i></p>	<p><i>The policies are efficient in seeking the outcome sought by the Objective. The Policies are directive and seek to ensure that Council has regard to the benefits of maintaining the integrity of the national grid and delivers on the requirements of the National Policy Statement on Electricity Transmission.</i></p>
<p><i>Appropriateness</i></p>	<p><i>The Policies and Methods are appropriate to achieve the Objective and meet the statutory requirements to of the National Policy Statement on Electricity Transmission.</i></p>
<p><i>Alternative 1 – The High Voltage Transmission Network is not identified.</i></p>	<p><i>The alternative ‘do nothing’ is not appropriate in that it does not deliver on the requirements of the National Policy Statement on Electricity Transmission which Councils must give effect to. Because of this, the alternative is neither effective nor efficient, however it is noted that this option places an onus on property owners to require resource consent and cover the costs of gaining that consent.</i></p>

Based on the finding of the assessment of cost and benefits and the efficiency and effectiveness of the Policies and Methods, the Objective Electricity Transmission Network” is an appropriate ways to achieve the purpose of the RMA.

Evaluation of Rules

The proposed rules seek to control all activities occurring within the High Voltage Transmission Plan Area, either through a Restricted Discretionary Activity status, or non-complying activity status.

The rules also for allow for a low level of use and development to occur on both private and public lands, mainly in relation to activities that do not involve buildings, rather structures such as decks and walkways. This is seen as a pragmatic approach to enable all parties to undertake a level of use of land where a support structure is located, or a line is located overhead. These activities will have a negligible or nill effect on the line or structure, noting that earthwork activities are also managed.

The overall purpose of the Plan Area is to ensure the continued operation of the line while minimising the risks of line failure, nuisance and adverse effects on health and property and to provide a mechanism to address amenity issues to the extent practicable. It seeks to:

- Ensure that the supply of electricity is secure;
- Promote community safety (including the safety of the public, landowners and power company employees and contractors);
- Ensure that the line operator has 24/7 access to the lines of inspection, maintenance, repair and construction;
- Assists in compliance with the mandatory Electricity Regulations (NZECP34: 20014) and the Tree Regulations (Electricity (Hazards from Trees) Regulations 2003);
- Mitigate against the risk of damage to property;
- Maintain a level of amenity for those living in close proximity to transmission lines; and
- Retain the option of maintaining existing lines, rather than building additional lines to meet increased electricity demand.

The buffer area of 32m is in accordance with Transpowers Corridor Management Policy which takes into account the maximum conductor swing to ground distance.

It is recognised that Transpower will always be an affected party through the consenting process.

4.6.3 Monitoring Proposed Plan Provisions

ERE	Indicator	Evaluation of Plan Effectiveness
<i>Control of the potential adverse environmental effects of subdivision, use and development on the High Voltage Transmission Network.</i>	<i>Number of resource consents by type</i>	<i>Council records</i>

5. RECOMMENDED OBJECTIVES, POLICIES AND METHODS

The Objectives, Policies and Rules seek to regulate the location, placement and development of network utilities throughout the City.

The Objectives, Policies and Rules regulates the height and scale of the varying network utilities required to enable the functioning of the City.

It is considered that the above evaluation fulfils Council's requirements with regard to section 32 of the Act, and that the analysis of alternatives benefits and costs has been carefully undertaken and summarised accordingly.

The recommended plan content to:

- Recognise the Importance of network utilities to the City's economic wellbeing;
- Provide for the efficient operation of established network utilities; ;
- The mitigation of adverse effects on the amenity, landscape character, streetscape and heritage values of the City;
- The management of any adverse effects on the health and safety of the City's communities;
- The efficient use of energy, and the use of energy from renewable energy generation; and
- The recognition of the high voltage transmission network;

clearly covers and outlines the key issues with respect to network utility provision and management of adverse effects from development, maintenance and enhancement.

Council has a clear responsibility under the RMA, and through National Policy Statements to:

- Maintain and Enhance Amenity Values:
- Give effect to National Policy Statements.

The principal alternatives considered are to "do nothing". The assessment is that a "do nothing" alternative will not enable Council to deliver its functions under the RMA, nor deliver on the requirements of National Policy Statements.

The Objectives, Policies and Rules seek to regulate the development network utilities throughout the City and to provide for works which would have negligible adverse effects on the environment as Permitted Activities, or are generally expected developments within those environments that also provide a requirement to the functioning of the City.

The Objectives, Policies and Rules regulates by way of newly defined generic activities, that are controlled by rules based on their potential effects on amenity and environmental values, and will achieve the sustainable management of the City's resources and the purpose of the Act.

It is considered that the above evaluation fulfils Council's requirements with regard to section 32 of the Act, and that the analysis of alternatives benefits and costs has been carefully undertaken and summarised accordingly.

6. NOTIFICATION AND RECOMMENDED DECISIONS

This section to be completed following hearings.

7. DESIGNATIONS

The table below identifies all designations that are proposed to be rolled over, modified or established through the notification of the Proposed City Plan. All new proposed designations, and those designations which are expanding their boundaries have been notified for submission, with affected parties identified. All other designation modifications or roll over's managed through the notification of the City Plan process. Information relating to all modifications or proposed new designations are available from Council.

Information Notation: New, Modified or Roll over Designation	Map No.	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
Requiring Authority – Tauranga City Council						
Rolled-Over	L21	C1	Esplanade Reserve	Conservation	LOT 2 DPS 31558 (part) LOT 2 DPS 31558	Term of Plan
Rolled-Over	L104	C6	Civic, community and cultural purposes	City Centre Business	Block bounded by Willow/ Wharf, Hamilton & Durham Streets - 38 Durham Street ALLOT 42 SO 441B1 ALLOT 41 SO 441B1 ALLOT 40 SO 441B1 ALLOT 39 SO 441B1 ALLOT 38 SO 441B1 ALLOT 37 SO 441B1 ALLOT 34 SO 441B1 ALLOT 43 SO 441B1 ALLOT 35 SO 441B1 ALLOT 45 SO 441B1 ALLOT 44 SO 441B1 ALLOT 36 SO 441B1	Term of Plan

					LOT 1 DPS 3771 LOT 2 DPS 3771 ALLOT 49 SO 441B1 ALLOT 48 SO 441B1	
Designation to be Modified - Partial uplift of areas where designation has been given effect of	L30, L40, L50	C13	Future roading (road widening by 2.5m both sides)	Suburban Residential, Rural-Residential, Rural	193 Moffat Road PT LOT 6 DP 28430 207 Moffat Road	Term of Plan
Rolled-Over	L42	C14	Future roading	Industry	Takatimu Drive (15th Avenue, west of Cameron Road) LOT 2 DPS 19272 LOT 3 DPS 19272	Term of Plan
Rolled-Over	L15	C22	Future roading (10m strip)	Industry	Mirrielees Road LOT 1 DPS 66425 LOT 10 DPS 30833 LOT 9 DPS 30833 LOT 8 DPS 30833 LOT 7 DPS 30833 LOT 6 DPS 30833 LOT 5 DPS 30833 LOT 4 DPS 30833 PT LOT 3 DPS 30833 PT LOT 2 DPS 30833	Term of Plan
Rolled-Over	L103	C23	Future roading (5m on Marsh Street 6m x 6m corner splay)	Commercial Business	Marsh Street/Chapel Street PT LOT 1 DPS 18318 LOT 31 DP 8570	Term of Plan

					LOT 30 DP 8570 LOT 29 DP 8570 LOT 28 DP 8570 LOT 27 DP 8570 LOT 1 DPS 32677	
Rolled-Over	L68	C28	Future roading	Rural, Greenbelt	Welcome Bay Road LOT 1 DPS 3092 LOT 2 DP 365870	Term of Plan
Rolled-Over	L39	C30	Future roading	Conservation	Papamoa Beach Road/ Hartford Avenue SEC 54 Blk I Te Tumu SD	Term of Plan
Rolled-over	L89	C32	Road widening (corner splay)	Suburban Residential	524 Ohauti Road LOT 52 DP 326360	Term of Plan
Rolled-Over	L104	C34	Service lane	City Centre Business	ALLOT 16 Sec 1 SO 441 B1 ALLOT 18 Sec 1 SO 441 B1 ALLOT 19 Sec 1 SO 441 B1	Term of Plan
Rolled-Over	L104	C36	Service lane	City Centre Business	Spring Street PT ALLOT 71 Sec 1 ALLOT 78 Sec 1 SO 441 B1 LOT 1 DP 31571	Term of Plan
Rolled-Over	L105	C37	Service lane	City Centre Business	Elizabeth Street (east) Devonport Road LOT 7 DP 13585 LOT 6 DP 13585 PT LOT 5 DP 13585 LOT 2 DP 13585	Term of Plan

					PT ALLOT 242 Sec 1 DP 13585 LOT 1 DP 37391 LOT 2 DPS 21360 LOT 1 DPS 5718 LOT 1 DPS 15486 LOT 2 DPS 5718 LOT 2 DPS 15486	
Rolled-Over	L104, L105	C38	Service lane	City Centre Business	Spring Street/Cameron Road (east) LOT 6 DP 14360 LOT 2 DP 14360 LOT 1 DP 14360 PT LOT 5 DP 17 LOT 3 DPS 23260 LOT 1 DPS 30547 LOT 16 DP 17 PT LOT 2 DP 35971	Term of Plan
Rolled-Over	L105	C41	Service lane	City Centre Business	Second/Third Avenues/ Cameron Road (east) LOT 2 DPS 1501 LOT 3 DP 16 LOT 4 DP 16 LOT 5 DP 16	Term of Plan
Rolled-Over	L108	C43	Service lane	Commercial Business	St John Street/11th Avenue/ Cameron Road LOT 2 DPS 4123	Term of Plan

					PT ALLOT 466 SO 441 B1	
Rolled-Over	L108	C44	Service lane	Commercial Business	10th/11th Avenues/ Edgecumbe Road/St John Street LOT 1 DP 7813 ALLOT 475 Sec 2 SO 441B1 ALLOT 473 Sec 2 SO 441 B1 ALLOT 471 Sec 2 So 441 B1 PT ALLOT 470 Sec 2 SO 441 B1 PT ALLOT 469 Sec 2 SO 441 B1	Term of Plan
Rolled-Over	L108	C45	Service lane	Commercial Business	Christopher Street/12th Avenue/Cameron Road LOT 4 DP 26083 LOT 24 DP 160	Term of Plan
Rolled-Over	L109	C46	Service lane	Commercial Business	12th/13th Avenues/Cameron Road /Christopher Street LOT 1 DP 25304 LOT 2 DP 25304	Term of Plan
Rolled-Over	L42	C48	Service lane	Commercial Business	16th/17th Avenues/Cameron Road (west) LOT 1 DPS 4253 LOT 5 DPS 1722 LOT 6 DPS 1722	Term of Plan
Rolled-Over	L106	C51	Service lane	Commercial Business	Fifth/Sixth Avenues/Cameron Road (east) ALLOT 140 Sec 2 So 441 B1 LOT 1 DPS 56321	Term of Plan
Rolled-Over	L114	C53	Service lane	Commercial Business	Greerton/Mitchell/Chadwick	Term of Plan

					Roads LOT 1 DPS 9047 LOT 9 DP 36386	
Rolled-Over	L14	C55	Service lane	Commercial Business	Bureta/Ngatai Roads LOT 1 DPS 6545 LOT 2 DPS 6545	Term of Plan
Rolled-Over	L14	C56	Service lane	Suburban Residential, Commercial Business	Bureta/Seaview Roads LOT 1 DPS 8860 LOT 2 DPS 8860 LOT 149 DPS 1267 LOT 150 DPS 1267 LOT 151 DPS 1267 LOT 152 DPS 1267 LOT 153 DPS 1267	Term of Plan
Designation to be Modified – Purpose and amendment to designation boundaries	L14, L103	C58	Wastewater treatment and ancillary services, including stormwater management	Commercial Business	75 Chapel Street SEC 9 SO 43580 LOT 2 DPS 88129 (part)	Term of Plan
Designation to be Modified – addition of one new parcel	L41	C59	Reservoir purposes	Suburban Residential	1345L Cambridge Road PTLOT 1 DPS 7277 PTLOT 1 DPS 8578 LOT 5 DPS 79555	Term of Plan
Designation to be Modified – Purpose and amendment to designation boundaries	L41	C60	Closed landfill	Passive Open Space	Cambridge Road PTLOT 2 DPS 100 PT LOT 1 DPS 30442	Term of Plan
Rolled-Over	L79	C61	Stormwater management	Greenbelt	Cheyne Road and Grantson Drive	Term of Plan

					PTLOT 1 DPS 75760 LOT 2 DP 404287	
Rolled-Over	L81	C65	Stormwater management	Greenbelt	Awaiti Place and McFetridge Lane LOT 9 DPS 92263 LOT 1 DPS 37029 LOT 5 DPS 92263	Term of Plan
Rolled-Over	L89	C67	Reservoir purposes	Suburban Residential	241L McFetridge Lane LOT 1 DPS 25748	Term of Plan
Rolled-Over	L83	C68	Reservoir purposes	Suburban Residential	728L Waikite Road PTLOT 2 DPS 8906	Term of Plan
Rolled-Over	L38	C71	Stormwater management	Suburban Residential	Papamoa Beach Road Stage Highway 2 Pt 4B2 ML 342919 LOT 2 DPS 34073	Term of Plan
Rolled-Over	L60, L73, L74	C76	Stormwater management	Greenbelt	Simpson/Papamoa Beach/Parton Roads LOT 2 DPS 24826 LOT 5 DP 331121 SEC 1 SO 331621 LOT 369 DP 338184 SEC 3 SO 331621 SEC 2 SO 331621 SEC 1 SO 342276	Term of Plan

					LOT 69 DP 345260 SEC 2 SO 342276 SEC 1 SO 322269 LOT 67 DP 345260 LOT 65 DP 345260	
Rolled-Over	L42	C78	Local purpose reserve	Passive Open Space	Cypress Street (Birch Avenue) LOT 21 DPS 37582 LOT 22 DPS 37582 LOT 23 DPS 37582 LOT 24 DPS 37582 LOT 25 DPS 37582 LOT 26 DPS 37582	Term of Plan
Rolled-Over	L46	C80	Reservoir purposes	Rural	Mangatawa Lane PT Mangatawa Papamoia ML 20903	Term of Plan
Rolled-Over	L58	C81	Wastewater pumping station	Suburban Residential	Opal Drive LOT 1 DPS 37905	Term of Plan
Rolled-Over	L52	C82	Service lane	Commercial Business	23rd Avenue/Cameron Road (west) LOT 10 DP 34037 LOT 11 DP 34037 LOT 12 DP 34037	Term of Plan
Rolled-Over	L52	C83	Service lane	Commercial Business, Suburban Residential	22nd Avenue/Cameron Road (east) PT LOT 1 DP 11061 PT LOT 2 DP 11061	Term of Plan

					LOT 3 DPS 30084	
Rolled-Over	L9	C84	Service lane	Industry	Trent/Triton/Tyne/Totara Streets PT LOT 58 DP 18318	Term of Plan
Rolled-Over	L9	C85	Service lane	Industry	Hull/Triton/Mark/Tyne Streets LOT 71 DP 18318 LOT 70 DP 18318 LOT 69 DP 18318	Term of Plan
Rolled-Over	L105	C87	Service lane	City Centre Business	First/Second Avenues/ Devonport/Cameron Roads LOT 1 DPS 32560 LOT 2 DPS 32560 LOT 1 DPS 54828 LOT 2 DPS 54828	Term of Plan
Rolled-Over	L105	C88	Service lane	City Centre Business	Cameron Road/Second/Third Avenues (Bayfarm Lane) LOT 4 DPS 26330 ALLOT 202 Sec 2 DP 15977	Term of Plan
Rolled-Over	L109	C89	Service lane: the designation is limited to the land area shown on Planning Map SL11 and S10 and limited to a height of 3.6m only of air space from ground level	Commercial Business	13th Avenue (west) LOT 3 DP 25421 LOT 4 DP 25421 LOT 1 DPS 66864 LOT 2 DPS 66864	Term of Plan

Rolled-Over	L9, L36, L37	C93	Waste management	Industry	<p>Te Maunga PT SECTION 6 BLK XI PT LOT 6 DP 30237 PT LOT 7 DP 30237 LOT 1 DPS 18910 LOT 2 DPS 18910 PT 2 No. 10A2C5 PT A12 Papamoa LOT 1 DPS 65413 PT 2 No. 9A Papamoa LOT 1 DPS 75442 PT 2 No. 9A PAPANMOA LOT 1 DP 342308 PT MANGATAWA PAPANMOA ML Part 20903 PT Sec 6 Blk XI SO 25092 2 LOT 1 DP 348385 LOT 2 DP 348385 PT Papamoa 2No10A2C5 ML 20538 PT Papamoa A12 SO 43893 PT Mangatawa Papamoa ML 20902 PT Papamoa 2No9A ML 10594 LOT 1 DP 342308</p>	Term of Plan RC 2424 (for oxidation ponds)
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Designation to be Modified - Partial Uplift of areas where designation has been given effect to	L79	C95	Proposed road widening (5m, 3.5m and 2.5m wide, depending on location)	Suburban Residential	Pyes Pa Road LOT 1 DRO 239 LOT 2 DPS 71938 PT LOT 2 DPS 79334 LOT 1 DPS 22994 LOT 1 DPS 50055 LOT 2 DPS 50055	Term of Plan
Rolled-Over	L68	C96	Road widening	Passive Open Space	Welcome Bay Road SEC 17 Blk XV Tauranga SURVEY DISTRICT SEC 21 Blk XV Tauranga SURVEY DISTRICT	Term of Plan
Rolled-Over	L48	C97	Road widening	Suburban Residential	Papamoa Beach/Domain Road PT LOT 38 DPS 10608	Term of Plan
Rolled-Over	L58, L71	C99	Road realignment	Rural	Tara Road/Domain Road LOT 1 DPS 45418	Term of Plan
Rolled-Over	L27	C102	Future roading	Suburban Residential	Papamoa Beach Road opposite Sunrise Avenue Papamoa 2A1 ML ML 22445	Term of Plan
Rolled-Over	L68	C104	Road widening	Suburban Residential	Welcome Bay Road 1 Azores Way LOT 1 DP 357793	Term of Plan
Rolled-Over	L26	C105	Future roading	Suburban Residential	Eversham Road Papamoa 2No11A2A ML 19984	Term of Plan

Rolled-Over	L27	C107	Future roundabout splay	Conservation	Sandhurst Drive Papamoa 2B	Term of Plan
Rolled-Over	L67	C113	Stormwater management	Suburban Residential	Herald Way (off Resolution Road) LOT 2 DPS 67452 LOT 49 DPS 23048 LOT 10 DPS 63814 LOT 50 DPS 23048 LOT 51 DPS 23048 LOT 52 DPS 23044	Term of Plan
Rolled-Over	L67	C114	Stormwater management	Suburban Residential	Herald Road, Resolution Road, Bateleur Close and Osprey Drive LOT 2 DPS 67452 PTLOT 28 DPS 28897 LOT 58 DPS 23044 LOT 59 DPS 23044 LOT 60 DPS 23045 LOT 82 DPS 89324	Term of Plan
Rolled-Over	L30	C124	Stormwater management	Suburban Residential, Greenbelt	Westmorland Rise LOT 3 DP 306685 LOT 11 DP 342017	Term of Plan
Rolled-over	L41, L42, L51, L63	C126	Construction, continued operation, maintenance and upgrade of a road link including toll facility	Road	Route K	Term of Plan

Rolled-Over	L76	C127	Proposed Interchange	Papamoa Employment East	Bell Road LOT 3 DPS 65215	20 years from 27/08/04 (Conditions apply see file 6480-6.4)
Rolled-Over	L28, L38	C128	Proposed link road	Suburban Residential	Sandhurst Drive State Highway 2 South and Grenada Street LOT 2 DPS 34073 LOT 64 DPS 74233	12 years from 18/06/04 (Conditions apply see file 6480-6.12)
Rolled-Over	L38	C129	Proposed interchange	Suburban Residential	Sandhurst Drive Lot 2 DPS 34073 Papamoa 2No8A ML 18058 Sec 1 SO 387474	12 years from 18/06/04 (Conditions apply see file 6480-6.12)
Rolled-Over	L26	C130	Proposed road widening	Suburban Residential, Commercial Business, Passive Open Space	Girven Road Various Lot Numbers	2 May 2012 (Conditions apply see file 8000.2.22)
Designation to be Modified - Partial Uplift of areas where designation has been given effect to	L48, L58, L71	C131	Proposed road widening	Passive Open Space, Suburban Residential, Rural	Domain Road PT LOT 38 DPS 10608 LOT 1 DPS 12924 LOT 17 DPS 15871 PT LOT 2 DPS 61567 LOT 3 DPS 34716 LOT 1 DPS 61567 PT LOT 2 DPS 36935 LOT 2 DPS 54529	29 July 2012 (Conditions apply see file 8000.2.23)

					PT LOT 3 DPS 54529 LOT 1 DPS 91289 LOT 2 DPS 91289 PT LOT 1 DPS 54529	
Rolled-Over	L26	C134	Sub-regional park multi-sport	Active Open Space	Grenada Park Pt LOT 2 DPS 32737 LOT 1 DPS 42460 PT LOT 24 DPS 9710 PT LOT 1 DPS 35652 LOT 4 DPS 35652 LOT 203 DPS 28890 LOT 144 DPS 42633	Term of Plan (Conditions apply see file 6480-6.26)
Rolled-Over	L80	C135	Pump station	Industry	25 Maleme Street LOT 2 DP 13335	10 years form 1 November 2007 RC 13503
Rolled-Over	L43	C136	Wastewater pump station	Active Open Space	Memorial Park 330 & 334 Devonport Rd Allotments 777, 778 and 880 Section Town of Tauranga	10 years from the 29/07/2008
Rolled-Over	L99	C137	Stormwater purposes for Bell Road No.1 drain catchment	Rural	Bell Road River Bed Survey Office Plan 57483 SEC 4 SO 61521	15 years from the 1 July 2008 RC13675
Rolled-Over	L83	C138	Reservoir purposes	Suburban Residential	2095L Waitaha Road LOT 1DPS 22252	Term of Plan

Proposed Designation	New	L82	C139	Reservoir purposes	Suburban Residential	1440 Kaitemako Road Part C Kaitemako SO 49225	Term of Plan
Proposed Designation	New	L67	C140	Pump station	Suburban Residential	143 Welcome Bay Road (Otumanga) LOT 2 DPS 2375	Term of Plan
Proposed Designation	New	L31	C141	Pump station	Suburban Residential	67 Jonathon Street LOT 1 DPS 28016	Term of Plan
Proposed Designation	New	L2	C143	Pump station	Conservation, Road	23 The Mall Road Reserve	Term of Plan
Proposed Designation	New	L13	C145	Pump station	Suburban Residential	36A Meadowland Street Part LOT 2 DPS 14434	Term of Plan
Proposed Designation	New	L65	C146	Pump station	Conservation, Passive Open Space	156 Windermere Drive LOT 67 DPS 27014 LOT 20 DPS 32324	Term of Plan
Proposed Designation	New	L21	C147	Pump station	Conservation	31 Coach Drive LOT 6 DPS 6372	Term of Plan
Proposed Designation	New	L60	C148	Pump station	Passive Open Space	25 Taylor Road LOT 32 DPS 3396	Term of Plan
Proposed Designation	New	L61, L74	C149	Pump station	Conservation	69 Motiti Road (Motiti Reserve) LOT 99 DPS 4383	Term of Plan
Proposed Designation	New	L10	C150	Pump station	Conservation	61A Oceanbeach Road LOT 70 DP 32044	Term of Plan
Proposed Designation	New	L78	C151	Pump station	Greenbelt	111 Landing Drive LOT 337 DP 392054	Term of Plan

Proposed Designation	New	L1	C152	Pump station	Conservation	1 Adams Avenue (Mount Surf Club) SEC 19 BLK VI Tauranga Survey District	Term of Plan
Proposed Designation	New	L43	C153	Pump station	Conservation	Turret Road ALLOT 887 Section 2 Town of Tauranga	Term of Plan
Proposed Designation	New	L55	C154	Pump station	Passive Open Space	65 Te Hono Street (Rotary Park) LOT 216 DPS 13213	Term of Plan
Proposed Designation	New	L48	C155	Pump station	Passive Open Space	561 Papamoa Beach Road (Papamoa Domain) PT SEC 52 BLK 1 Te Tumu Survey District	Term of Plan
Proposed Designation	New	L26	C156	Pump station	Conservation	1 Waiariki Street LOT 40 DPS 1538	Term of Plan
Proposed Designation	New	L21	C1	Esplanade Reserve	Conservation	LOT 2 DPS 31558 (part) LOT 2 DPS 31558	Term of Plan
Proposed Designation	New	L104	C6	Civic, community and cultural purposes	City Centre Business	Block bounded by Willow/ Wharf, Hamilton & Durham Streets - 38 Durham Street ALLOT 42 SO 441B1 ALLOT 41 SO 441B1 ALLOT 40 SO 441B1 ALLOT 39 SO 441B1 ALLOT 38 SO 441B1 ALLOT 37 SO 441B1	Term of Plan

					ALLOT 34 SO 441B1 ALLOT 43 SO 441B1 ALLOT 35 SO 441B1 ALLOT 45 SO 441B1 ALLOT 44 SO 441B1 ALLOT 36 SO 441B1 LOT 1 DPS 3771 LOT 2 DPS 3771 ALLOT 49 SO 441B1 ALLOT 48 SO 441B1		
Proposed Designation	New	L30, L40, L50	C13	Future roading (road widening by 2.5m both sides)	Suburban Residential, Rural-Residential, Rural	193 Moffat Road PT LOT 6 DP 28430 207 Moffat Road Pt LOT 4 DP 28430 100 Moffat Road LOT 1 DPS 80034 14 Moffat Road LOT 80 DPS 72462 157L Moffat Road LOT 2 DPS 43560	Term of Plan
Requiring Authority – Tauranga City Council (Tauranga Airport Authority)							
Rolled-Over		L16, L17, L24, L25	C101	Tauranga Airport	Industry, Suburban Residential	PT 2E6A SO 29180 PT 2E 6B ML 18452 PT Sec BLK V11 SO 41688 PT 2E7 ML 12504	Term of Plan

					PT 2F ML 11446 PT 2F Whareroa PT Sec 80 BLK V11 SO 41688 PT 2G1B4 ML 15970 PT 2G1A ML 14314 2G1B3 SO 30302 2G1B1 ML 15970 2G1B2 ML 15970 2G2A ML 13116 PT 2G1B (Roadway) ML 11446 2G2C ML 13116 SEC 13 BLK X1 SO 43461 2A2B1 ML 19082 PT 2B2 ML 11908 PT 2A1 ML 10842 PT 2B1 ML 11908 PT 2B3 ML 11908 PT1 ML 9445 2D ML 11446 2C 11446 SEC 1 SO 386370 SEC 1 SO 361594 SEC 2 SO 361594 LOT 21 DPS 78091 Whareroa 2A2A ML 19082	
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					Whareroa 2G2B ML 13116	
Requiring Authority: Department Of Courts						
Designation to be Modified – addition of one new parcel	L104	MJ1	Justice purposes	City Centre Business	46 Cameron Road Corner of Cameron Road, Harington & McLean Streets LOT 1 DP 30396 LOT 2 DP 30396	Term of Plan
Rolled-Over	L104	MJ2	Justice purposes	City Centre Business	26 McLean Street LOT 1 DP 56643	Term of Plan RC14162
Requiring Authority: Department Of Corrections						
Rolled-Over	L108	DR1	Periodic detention centre	Commercial Business	65 St John Street ALLOT 471 SO 441 B1	Term of Plan
Requiring Authority: Minister Of Defence						
Rolled-Over	L43, L109	MD1	Defence purposes	Suburban Residential	50 Eleventh Avenue Cnr 11th Avenue & Devonport Road PT LOT 12 DP 969	Term of Plan
Requiring Authority: Ministry Of Education						
Rolled-Over	L26	ME1	Arataki Primary School	Suburban Residential	4 Kaimanawa Street PT LOT 5 DP 30237	Term of Plan

Rolled-Over	L20	ME2	Bellevue Primary School	Suburban Residential	20 & 22 Princess Road (with additional frontage from Anne Road PT LOT 4 DPS 1024 PT LOT 3 DPS 1024 LOT 8 DPS 11607 LOT 9 DPS 11607	Term of Plan
Rolled-Over	L30	ME3	Primary school and education facilities	Suburban Residential	66 Carmichael Road PT ALLOT 94 SO 12868 LOT 1 DPS 80470 PT LOT 2 DP 27987 LOT 3 DPS 79204	Term of Plan Conditions are related to this application, as per the notice of requirements planning application. See file P 1050-600-2.
Designation to be Modified – removal of one parcel	L31	ME4	Primary school and education facilities	Suburban Residential	20 Miller Road & 67/69 Jonathon Street PT LOT 4 DP 14996 LOT 2 DP 35801 LOT 9 DPS 20106	Term of Plan
Rolled-Over	L64, L117	ME5	Primary school and education facilities	Suburban Residential	13 Lumsden Street (frontage also onto Cameron Road) PT ALLOT 29 SO 37490 PT ALLOT 29 SO 37490 PT ALLOT 29 SO 40036	Term of Plan

Rolled-Over	L114	ME6	Primary school and education facilities	Suburban Residential	151 Greerton Road ALLOT 209 SO 486 ALLOT 208 SO 486 PT LOT 4 DPS 1372 PT LOT 3 DPS 1372 ALLOT 207 SO 486 PT LOT 2 DP 29930 PT LOT 2 DPS 1372 PT ALLOT 206 SO 486 PT LOT 1 DPS 1372	Term of Plan
Rolled-Over	L53	ME7	Kaka Street IHC School	Suburban Residential	8 – 14 Kaka Street LOT 60 DPS 8085 LOT 59 DPS 8085 LOT 58 DPS 8085 LOT 57 DPS 8085	Term of Plan
Rolled-Over	L67	ME8	Primary school and education facilities	Suburban Residential	164 Maungatapu Road LOT 34 DPS 10242 LOT 35 DPS 10242 LOT 36 DPS 10242 1D2B3A ML 17734 PT 1 ML 5924	Term of Plan
Rolled-Over	L5, L12	ME9	Primary school and education facilities	Suburban Residential	145 Levers Road PT LOT 1 DP 18965	Term of Plan

Designation to be Modified – Removal of one parcel from the Designation.	L52, L112	ME10	Primary school and education facilities	Suburban Residential	45 Henderson Crescent (frontage also off Merivale Road) LOT 116 DP 7064 PT LOT 11 DP 2042 LOT 10 DP 4022 PT LOT 6 DP 2042 LOT 1 DP 4040 CLOSED ROAD	Term of Plan RC902-01
Designation to be Modified – Removal of one parcel from the Designation	L10, L17	ME11	Secondary school, accommodation and education facilities	Suburban Residential	565 Maunganui Road PTLOT 2 DP 31875	Term of Plan
Rolled-Over	L17	ME12	Mount Maunganui Intermediate	Suburban Residential	21 Links Avenue PT LOT 3 DPS 1500 PT LOT 1 DP 30216	Term of Plan

Designation to be Modified – addition of one new parcel	L4, L9	ME13	Mount Maunganui Primary School	Suburban Residential	13 Orkney Road (frontage also off Lee Street) PT LOT 39 DPS 725 LOT 40 DPS 725 LOT 41 DPS 725 LOT 42 DPS 725 LOT 43 DPS 725 LOT 44 DPS 725 LOT 45 DPS 725 LOT 46 DPS 725 LOT 47 DPS 725 LOT 48 DPS 725 LOT 49 DPS 725 LOT 50 DPS 725 PT LOT 64 DPS 725 LOT 65 DPS 725 LOT 66 DPS 725 LOT 67 DPS 725 LOT 68 DPS 725 LOT 69 DPS 725 LOT 70 DPS 725 LOT 71 DPS 725 LOT 72 DPS 725 LOT 73 DPS 725 LOT 74 DPS 725 LOT 75 DPS 725	Term of Plan
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Designation to be Modified – Removal of one parcel from the Designation.	L10	ME14	Primary school and education facilities	Suburban Residential	22 Tui Street LOT 205 DPS 904 LOT 206 DPS 904 LOT 232 DPS 904	Term of Plan
Rolled-Over	L20	ME15	Secondary school and accommodation and education facilities	Suburban Residential	105 Windsor Road LOT 1 DPS 3178 PT LOT 2 DPS 1024 PT LOT 2 DPS 1024	Term of Plan
Rolled-Over	L20	ME16	Intermediate school and education facilities	Suburban Residential	5 Charles Street PTLOT 1 DPS 1024 LOT 1 DPS 3178 PT LOT 2 DPS 1024	Term of Plan
Rolled-Over	L21	ME17	Primary school and education facilities	Suburban Residential	236 Otumoetai Road ALLOT 644 SO 35704 LOT 2 DP 30217	Term of Plan
Rolled-Over	L14, L22	ME18	Pillans Point Primary School	Suburban Residential	101 Maxwells Road (frontage also on to Pillans Point Road) PT ALLOT 110A SO 38090 PT ALLOT 110B SO 38090	Term of Plan
Rolled-Over	L52	ME19	Secondary school and accommodation and education facilities	Suburban Residential	930 Cameron Road LOT 1 DPS 79622 LOT 4 DP 11061 LOT 5 DP 11061 LOT 6 DP 11061 PT LOT 7 DP 11061	Term of Plan

					LOT 8 DP 11061	
Rolled-Over	L109, L110	ME20	Secondary school and accommodation and education facilities	Suburban Residential	728 Cameron Road ALLOT 613 SO 24212 ALLOT 612 SO 24212 ALLOT 611 SO 24212 ALLOT 610 SO 24212 ALLOT 609 SO 24212 ALLOT 608 SO 24212 ALLOT 607 SO 24212 ALLOT 606 SO 24212 ALLOT 605 SO 24212 ALLOT 604 SO 24212 ALLOT 554 SO 441B1 ALLOT 555 SO 441B1 ALLOT 556 SO 441B1 ALLOT 557 SO 441B1 ALLOT 558 SO 441B1 ALLOT 559 SO 441B1 ALLOT 560 SO 441B1 ALLOT 561 SO 441B1 ALLOT 562 SO 441B1 ALLOT 32 SO 441B1 LOT 14 DP 969 PT LOT 4 DP 29095 PT LOT 3 DP 14326	Term of Plan

					PT LOT 7 DP 14326 LOT 12 DP 14326 LOT 13 DP 14326 LOT 14 DP 14326 LOT 15 DP 14326 PT LOT 16 DP 14326 PT LOT 20 DP 14326	
Rolled-Over	L53	ME21	Intermediate school and education facilities	Suburban Residential	18th Avenue/Fraser Street 30 Eighteenth Avenue (access off Fraser Street) PT ALLOT 25 SO 37940 PT ALLOT 26 SO 37940 PT ALLOT 27 SO 37940 PT LOT 2 DP 35258 ALLOT 144 SO 47660 ALLOT 143 SO 47660	Term of Plan

Designation to be Modified – Addition of five new parcels to the Designation.	L106, L53	ME22	Primary school and education facilities	Commercial Business, City Living Residential	382 Cameron Road and 31 Fifth Avenue LOT 1 DP 225 LOT 2 DP 225 LOT 3 DP 225 LOT 4 DP 225 LOT 5 DP 225 LOT 6 DP 225 LOT 7 DP 14925 LOT 8 DP 14925 LOT 9 DP 225 LOT 10 DP 225 LOT 11 DP 225 LOT 12 DP 225 PT ALLOT 25 SO 441B1 LOT 1 DP 10739 PT LOT 1 OF SECTION 2 DP 225 PT LOT 2 OF SECTION 2 DP 225 PT LOT 3 OF SECTION 2 DP 225 LOT 2 DP 4816 LOT 1 DP 15723 PT LOT 3 DP 4816	Term of Plan
Rolled-Over	L52	ME23	Primary school and education facilities	Suburban Residential	900 Cameron Road PT SEC 3 SO 22408	Term of Plan
Rolled-Over	L77	ME24	Primary school and education facilities	Rural	7660L State Highway 29 PT ALLOT 87 DP 15807	Term of Plan

Rolled-Over	L68	ME25	Primary school and education facilities	Suburban Residential	333 Welcome Bay Road (frontage also on to Esmeralda Street) LOT 31 DPS 24042	Term of Plan
Rolled-Over	L45	ME26	Primary school and education facilities	Rural	3922L Matapihi Road PT Matapihi 1A3D8 SO 32062 PT Hungahungatoroa 2 SO 32062 Pt Hungahungatoroa 1B SO 16502 PT Hungahungatoroa 2 SO 16502 PT Hungahungatoroa 1 SO 16502	Term of Plan
Designation to be Modified – Removal of one parcel from the Designation.	L31	ME27	Intermediate school and education facilities	Suburban Residential	72 Miller Road LOT 1 DP 14996 LOT 1 DP 30861	Term of Plan
Rolled-Over	L59	ME28	Primary school and education facilities	Suburban Residential	12 Dickson Road and Parton Road PT LOT 3 DPS 1560	Term of Plan
Rolled-Over	L58	ME29	Te Akau Ki Papamoa Primary School (Papamoa No. 2 Primary School)	Suburban Residential	29 Doncaster Drive LOT 163 DPS 41395	Term of Plan
Designation to be Modified – Removal of one parcel from the Designation.	L82	ME30	Selwyn Ridge Primary School	Suburban Residential	20 Holmburn Street (frontage also off Langstone and Portland Streets) PT SEC 15 SO 51054 LOT 1 DPS 27302	Term of Plan
Rolled-Over	L66	ME31	Primary school (proposed)	Suburban Residential	48 Harrisfield Drive Ohauti PT SEC 19 SO 56819	Term of Plan

Rolled-Over	L65, L66	ME32	Bay of Plenty Polytechnic	Suburban Residential	73 Windermere Drive (Windermere Campus) SEC 1 SO 59066	Term of Plan
Rolled-Over	L65, L117	ME33	Bay of Plenty Polytechnic	Suburban Residential, Conservation	Windermere Campus PT 1B ML 13386 LOT 12 DPS 27012 LOT 11 DPS 27012 LOT 10 DPS 27012 LOT 9 DPS 27012 SEC 1 SO 57361 LOT 9 DPS 30139 LOT 8 DPS 30139 LOT 6 DPS 30139 LOT 5 DPS 30139 LOT 4 DPS 30139	Term of Plan
Rolled-Over	R97	ME34	Primary school and education facilities	Rural	7687L Welcome Bay Road PT 2Sec2B1 ML 10052	Term of Plan
Rolled-Over	L65, L117	ME35	Bay of Plenty Polytechnic	Suburban Residential, Conservation	80 Oropi Road (Windermere Campus) LOT 1 DPS 30335 PT LOT 2 DP 29357	Term of Plan
Designation to be Modified – Amendment to designation purpose	L71	ME36	Primary school and education facilities	Rural	12297L Welcome Bay Road PT 2Sec6B1A ML 10150	Term of Plan

Rolled-Over	L105	ME37	Bay of Plenty Polytechnic	City Centre Business	Bongard Centre, Cameron Rd 198 Cameron Rd (Bongard Centre) PT LOT 1 DPS 48743	Term of Plan
Rolled-Over	L38, L39	ME38	Primary school and education facilities	Suburban Residential	5 Evans Road SEC 1 SO 60557 LOT 1 DPS 78496	Term of Plan
Designation to be Modified – Amendment to the purpose of designation.	L59, L72	ME39	Papamoa secondary school and education facilities	Suburban Residential	346 L Tara Road, Papamoa LOT 3 DPS 88154	10 years from 11/9/02 (Conditions apply see file 6480-6.11) Refer RC 14762
Rolled-Over	L61, L74	ME40	Education purposes	Suburban Residential	80 Wairakei Avenue LOT 364 DPS 86327	15 years from 22/4/99 (Conditions apply see file P6923-80-2) Also refer RC 13600 and RC 14505 (for alternation to designation).
Rolled-Over	L109	ME41	Tauranga Boys' College	Road	728 Cameron Road 14th Avenue (between Cameron Road and Devonport Road) SEC 1 SO 61395	Term of Plan
Requiring Authority: Meteorological Service Of New Zealand Limited						
Rolled-Over	L16	MS1	Meteorological activities - automatic weather station	Industry	Tauranga Airport 101 Aerodrome Road Pt Whareroa 2F ML 11446	Term of Plan

Rolled-Over	L24	MS2	Meteorological activities - anemometer mast	Industry	Tauranga Airport 101 Aerodrome Road Whareroa 2G2C ML 13116	Term of Plan
Requiring Authority: New Zealand Police						
Rolled-Over	L103	NP1	Police station	City Living – Mixed Use Commercial	11 – 15 Monmouth Street (including 19 & 17 Monmouth) ALLOT 305 SO 1621 ALLOT 304 SO 1621 ALLOT 303 SO 1621	Term of Plan
Rolled-Over	L2, L3	NP2	Police station	Port Industry	6 Salisbury Avenue PT SEC 4 SO 15904	Term of Plan
Rolled-Over	L48	NP3	Police station	Suburban Residential	530 Papamoa Beach Road LOT 4 DPS 8369	Term of Plan
Rolled-Over	L114	NP4	Police station	Suburban Residential	244 Chadwick Road SEC 1 SO 59532	Term of Plan
Requiring Authority: PowerCo Limited						
Rolled-Over	L13	PC1	Electricity substation	Suburban Residential	70 Meadlowland Street LOT 1 DPS 84260	Term of Plan
Rolled-Over	L21	PC2	Electricity substation	Suburban Residential	3A Brookfield Terrace LOT 2 DPS 13002	Term of Plan
Rolled-Over	L9	PC3	Electricity substation	Industry	1 Triton Avenue LOT 48 DP 18318	Term of Plan

Rolled-Over	L25	PC4	Electricity substation	Suburban Residential	57 Matapihi Road PT SEC 3 SO 22852 PT SEC 7 SO 14371	Term of Plan
Rolled-Over	L71	PC5	Electricity substation	Rural	2179L Domain Road SEC 44 SO 47398 SEC 45 SO 47399	Term of Plan
Rolled-Over	L82	PC6	Electricity substation	Suburban Residential	1126L Kaitemako Road PT B SO 44198	Term of Plan
Rolled-Over	L104	PC7	Electricity purposes	Commercial Business	128 Hamilton Street (west) LOT 1 DP 323385	Term of Plan
Rolled-Over	L113	PC8	Electricity switching station	Industrial	40 Alach Street LOT 6 DPS 39315 LOT 8 DPS 39315	Term of Plan
Proposed Designation	New C108	PC9	Electricity purposes	Passive Open Space	81 Edgecumbe Drive (off Takitimu Drive and located on Graham Park) PT LOT 1 DPS 2290	Term of Plan
Rolled-Over	L86	PC10	Electricity Purposes	Greenbelt, Suburban Residential	R99 Kennedy Road LOT 103 DP 408042	Term of Plan Refer File RC 14532

Requiring Authority: Telecom New Zealand Limited and Telecom Mobile Limited						
Designation to be Modified – Removal of one parcel from the Designation	L79	TNZ1	Telecommunications and radio communication and ancillary purposes	Suburban Residential	37 Pyes Pa Road - Cnr Pyes Pa Road and Cheyne Road LOT 1 DPS 81748	Term of Plan
Rolled-Over	L72	TNZ2	Telecommunications and radio communication and ancillary purposes	Commercial Business	2410L Parton Road, Papamoa LOT 2 DPS 83924	Term of Plan
Rolled-Over	L21	TNZ3	Telecommunications and radio communication and ancillary purposes	Suburban Residential	215 Otumoetai Road PT LOT 13 DPS 2454	Term of Plan
Designation to be Modified – proposed inclusion of one parcel into the Designation	L108, L109	TNZ4	Telecommunications and radio communication and ancillary purposes	Commercial Business	23-25 Twelfth Avenue 570 Cameron Road LOT 8 DP 14632 LOT 6 DP 14632 LOT 3 DP 969	Term of Plan

Requiring Authority: New Zealand Transport Agency						
Rolled-Over Proposed Designation for New State Highway 2A	Various	NZTA1	Road purposes: Road as State Highway including planning, design, research, supervision, operation and maintenance, and including the control of property access relating to all land within the State Highway designation in accordance with the Government Road Powers Act	Multiple Zones	State Highway 2 State Highway 2A State Highway 29 State Highway 29 Hewletts Road and Maunganui Road	Term of Plan (Refer RC 14355 for SH2A)
Rolled-Over	L29, L30	NZTA2	Limited access road	Road	State Highway 2 (Tauranga City Council boundary to Carmichael Road)	Term of Plan
Rolled-Over	L31	NZTA3	Limited access road	Road	State Highway 2 (Moffat Road to Tamatea Arikini Drive/Waihi Road)	Term of Plan
Rolled-Over	L36, L37, L45, L54, L67	NZTA4	Limited access road	Road	State Highway 2/State Highway 29 intersection to Truman Road	Term of Plan
Rolled-Over	L37, L46, L47, L57, L71	NZTA5	Limited access road	Road	State Highway 2 (Truman Road to Tauranga City Council boundary).	Term of Plan

Rolled-Over	L77, L78, L79	NZTA6	Limited access road and interchange roundabout: Road as a State Highway (including planning, design, research, supervision, operation and maintenance, and including the control of property access relating to all land within the State Highway designation in accordance with the Government Roding Powers Act)	Road	State Highway 29 (Barkes Corner to Tauranga City Council boundary)	Term of Plan
Rolled-Over	L25	NZTA9	Road purposes: SH2 (proposed) road widening	Passive Open Space	98 Matapihi Road PT SEC 4 SO 52681	15 years from 29 October 2002
Rolled-Over	L25, L26	NZTA10	Road purposes: SH29 (proposed limited access road)	Road	Mount Maunganui, adjoining 3 Titoki Place (and various other properties)	15 years from 29 October 2002
Rolled-Over	L31, L41, L42	NZTA11	Road purposes: SH2 (combined designation with C126)	Multiple Zones	Route J Various Lot Numbers	10 years from 18 August 2003
Rolled-Over	L9, L16, L17, L25	NZTA12	Road purposes: proposed Maunganui Road widening	Rail Corridor (Rail)	Mount Maunganui Branch Railway	Term of Plan
Rolled-Over	L38, L46, L47, L57, L58, L71	NZTA14	Road purposes: SH2 (proposed widening – Tauranga Eastern Motorway)	Suburban Residential, Rural	State Highway 2, Te Maunga to Domain Road Various Lot numbers	20 years from 18 August 2003 Refer files RC 14693, RC 14608 & RC 14657 for alternations to initial designations

Rolled-Over	L58	NZTA 14 (A)	Road purposes: SH2 (Tauranga Eastern Motorway – construction purposes) (a)For Pt Lot 1 DPS 36935: Winning of sand, contractor work area and ancillary activities to State Highway construction with a term of 5 years (b)For Pt Lot 2 DPS 36935 road: Including planning, design, supervision, construction, maintenance and control of access, in accordance with the Government Roding Powers Act	Rural	Domain Road Intersection Various Lot numbers	5 Years from 19 November 2004 conditions apply: Refer File 6480-6.27
Rolled-Over	L58, L71	NZTA 14 (B)	Road purposes: SH2 (Tauranga Eastern Motorway, including planning, design, supervision, construction, maintenance and control of access in accordance with the Government Road Powers Act)	Rural	10901L Domain Road Intersection LOT 1 DPS 45418	Conditions apply: Refer file 6480-6.27
Rolled-Over	L41, L50, L51	NZTA15	Road purposes (Northern Arterial – proposed new road)	Rural/Rural-Residential/ Passive Open Space	Northern Arterial Route Various Lot numbers	20 years from 22 January 2001 conditions apply: Refer file 6480-6.3

Rolled-Over	L38, L58, L71, L72, L73, L76	NZTA16	Road purposes: SH2 (Tauranga Eastern Motorway – proposed new road)	Rural, Rural- Residential, Papamoa East Employment	Eastern Arterial Route Various Lot numbers	20 years from 31 August 2004 conditions apply: Refer file 6480-6.4
Rolled-Over	L38	NZTA17	Road purposes: SH2 (Tauranga Eastern Motorway – proposed interchange)	Suburban Residential, Industry	Mangatawa/Truman Road PT Mangatawa Papamoa ML 20903	12 years from 18 June 2004 conditions apply: Refer file 6480-6.13
Rolled-Over	L37	NZTA18	Road purposes: SH2 (Tauranga Eastern Motorway – State Highway access road)	Passive Open Space	128 Gloucester Reserve, Te Maunga LOT 311 DPS 54586 (Oceandowns Reserve)	18 years from 26 October 2000 Conditions apply: RC 11548
Rolled-Over	L26, L37	NZTA19	Road purposes: SH2 (Tauranga Eastern Motorway – State Highway access road)	Passive Open Space	135 Eversham Road LOT 1 DPS 54103 Hadleigh Park, Te Maunga	18 years from 26 October 2000 Conditions apply: Refer RC 11548
Rolled-Over	L15, L16	NZTA20	Road for the purpose of access to a State Highway - corner splays	Industry Port Industry	Hewletts Road / Maru Street Hewletts /Aerodrome Roads Tasman Quay /Hewletts Road, Totara Street / Hewletts Road	Term of Plan Conditions apply: Refer RC 123074

Rolled-Over	L15, L23, L103	NZTA21	Construction, continued operation, maintenance and upgrade of a road link	Conservation, Commercial Business, Industry, Port Industry, Active Open Space	Takitimu Drive at the northern end of Waikareao Estuary to the intersection of Hewletts Road with Tasman Quay	Term of Plan Conditions apply: Refer file 6480-6.25 Including alternations to the designation P4460/13/2(Vol 2) (Hewletts Road) RC 2464 (Den Place) RC 12722 (Tauranga Harbour Bridge Marina Access)
Rolled-Over	L30	NZTA 24	Construction and operation including maintenance, improvement, enhancement, expansion, realignment and alteration of a State Highway in accordance with the Government Road Powers Act	Suburban Residential	LOT 2 DPS 7159 LOT 1 DPS 91370 LOT 1 DPS 92231 LOT 2 DPS 92231 LOT 2 DPS 29993 LOT 1 DPS 29993 LOT 3 DPS 51023	20 years from 24 April 2008 Conditions apply: Refer file RC 13711

Rolled-Over	L30	NZTA 25	Construction and operation including maintenance, improvement, enhancement, expansion, realignment and alteration of a State Highway in accordance with the Government Road Powers Act	Suburban Residential, Rural	Intersection of Bethlehem and Moffat Roads with Waihi Road (State Highway 2) near Bethlehem PT LOT 2 DPS 13144 PT LOT 4 DP 28430 LOT 2 DPS 331646 LOT 1 DPS 2467	Term of Plan P 5990 (Vol 2)
Rolled-Over	L16	NZTA26	Road purposes: Road as State Highway including planning, design, research, supervision, operation and maintenance and including the control of property access relating to all land within the State Highway designation in accordance with the Government Road Powers Act	Industry	Stub Road (off Hewletts Road) State Highway 29 PT LOT 1 DPS 28802 PT SEC 137 BLK Vii Tga SD SO 51116 PT SEC 69 Blk Vii Tga SD LOT 1 DPS 71959 PT LOT 2 DPS 17288 LOT 2 DPS 17288 Pt SEC 70 BLK Vii Tga SD	Term of Plan RC 12597

Requiring Authority: Transpower NZ Ltd						
Rolled-Over	L25	TW1	Electricity substation	Suburban Residential	61 Matapihi Road LOT 3 DPS 36857	Term of Plan
Designation to be Modified – to align with road boundary	L114	TW2	Electricity substation	Commercial Business	1349 Cameron Road LOT 1 DPS 62035	Term of Plan
Designation to be Modified – addition of two new parcels (Wade Place properties)	L81	TW3	Electricity substation	Suburban Residential, Rural Residential	Kaitemako Road/Wade Place LOT 1 DPS 63722 LOT 42 DP 69258 LOT 3 DP 88961	Term of Plan
Requiring Authority: New Zealand Railways Corporation						
Rolled-Over	Various	RC1	Railway purposes	Multiple Zones	Tauranga District – Mount Maunganui Branch Railway	Term of Plan
Rolled-Over	Various	RC2	Railway purposes	Multiple Zones	Tauranga District – East Coast Main Trunk Railway	Term of Plan
Rolled-Over	Various	RC3	Proposed railway purposes	Multiple Zones	Mount Maunganui Branch Railway	Term of Plan
Requiring Authority: Western Bay Of Plenty District Council						
Designation to be Modified – to align with road boundary	L79	WB1	Council purposes and depot/ workshop purposes	Suburban Residential	1484 Cameron Road/SH29 PT LOT 1 DPS 84655	Term of Plan