

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Designations					
Issue: C22 - Road Widening [C22]					
Tauranga City Council	492	88	O	Submits that Designation C22 which is in Council's name and is across Council's property should now be transferred to the New Zealand Transport Agency and that they should either purchase the required land or uplift the designation.	Remove Designation C22 from Mirrielees Road Council owned properties.
Issue: C34 - Service Lane [C34]					
JWL Investment Trust	830	17	O	The service lane is not required as land on both sides is commonly owned. The designation will act to prohibit the comprehensive redevelopment of the block by dissecting the land. The designation is inconsistent with the policy objectives of the Plan as it fails to make investment in the site attractive. Policy 17.2.2.4.1 seeks to provide for an accessible city centre through facilitating pedestrian access by negotiation with property owners/developers. No such negotiation has occurred. The area will become an alleyway and will not facilitate a safe and consistent pedestrian environment.	Remove this designation.
Issue: C71 - Stormwater Management [C71]					
Frasers Papamoa Limited	829	21	O	Opposes Designation C71. There is no proposal for a stormwater reserve as shown on Plan Map 38.	Seeks that the designation be removed from Map 38.
Issue: C76 - Stormwater Management [C76]					
Hawridge Developments Limited	787	38	O	Oppose Designation C76 as the nature and extent of the designation is affected by the provisions of Plan Change 44.	Provide the designation in accordance with Proposed Plan Change 44 Plan Maps.
Issue: DR1 - Department of Corrections - Financial Contributions [DR1]					
Tauranga City Council	492	87	SA	Submits that this designation provides for works that require connection to Council's infrastructure networks. Connection to these networks is at a cost to the community that requires mitigation through reimbursements of these growth related costs of infrastructure which is required to ensure the sustainable management of natural and physical resources including water, wastewater, stormwater and transportation infrastructure. This designation has been established without regard to the full mitigation of the effects of the designation, which can in part be ensured through the application of a condition requiring payment of money or land to the Council in accordance with the Financial or Development Contributions that would otherwise be levied for the development of this land with the same or similar environmental effects.	That conditions requiring payment of a contribution towards the infrastructure costs incurred by Council are recommended to the requiring authority on Designation DR1.
Issue: MD1 - Ministry of Defence - Financial Contributions [MD1]					
Tauranga City Council	492	85	SA	Submits that this designation provides for works that require connection to Council's infrastructure networks. Connection to these networks is at a cost to the community that requires mitigation through reimbursements of these growth related costs of infrastructure which is required to ensure the sustainable management of natural and physical resources including water, wastewater, stormwater and transportation infrastructure. This designation has been established without regard to the full mitigation of the effects of the designation, which can in part be ensured through the application of a condition requiring payment of money or land to the Council in accordance with the Financial or Development Contributions that would otherwise be levied for the development of this land with the same or similar environmental effects.	That conditions requiring payment of a contribution towards the infrastructure costs incurred by Council are recommended to the requiring authority on Designation MD1
Issue: ME11 - Secondary School, Accommodation & Education Facilities [ME11]					
Ministry Of Education	495	7	O	That the legal description for ME11 be amended.	Change legal description to PT Lot 2 DP 31875
Issue: ME1 - ME41 - Ministry of Education - Financial Contributions [ME1-41]					
Tauranga City Council	492	57	SA	Submits that these designations provide for works that require connection to Council's infrastructure networks. Connection to these networks is at a cost to the community that requires mitigation through reimbursements of these growth related costs of infrastructure which is required to ensure the sustainable management of natural and physical resources including water, wastewater, stormwater and transportation infrastructure. These designations have been established without regard to the full mitigation of the effects of the designation, which can in part be ensured through the application of a condition requiring payment of money or land to the Council in accordance with the Financial or Development Contributions that would otherwise be levied for the development of this land with the same or similar environmental effects.	That conditions requiring payment of a contribution towards the infrastructure costs incurred by Council are recommended to the requiring authority on Designations ME1 through ME41.
Issue: ME22 - Primary School & Education Facilities [ME22]					
Ministry Of Education	495	8	O	The legal description for ME 22 is incorrect and requires amendment.	Amend legal description to: Lot 7 DP 225 Lot 8 DP 225 ... Pts Allot 25 Church Mission Reserve Town of Tauranga ... Pt Lot 1 Blk DP 225 Pt Lot 2 Blk DP 225 Pt Lot 3 Blk DP 225
Ministry Of Education	495	12	O	The map references of ME 22 are incorrect.	Amend map references to L106 and L33 and identify zoning as City Living Residential only.
Tauranga City Council	492	144	SA	Designation M22 is identified as being located within the commercial zone, where in fact it is only located within the City Living Residential Zone	Amend Appendix 10C: Designations to read: City Living Residential
Issue: ME27 - Intermediate School & Education Facilities [ME27]					
Ministry Of Education	495	9	O	The legal description for ME 27 is incorrect and requires amendment.	Amend legal description by removing Lot 1 DP 30861 from the list in Appendix 10C.
Issue: ME30 - Selwyn Ridge Primary School [ME30]					
Ministry Of Education	495	10	O	The legal description for ME 30 is incorrect and requires amendment.	Amend legal description to: ... Pt Sec 15 BLK XV Tauranga SD ...
Issue: ME33 - Bay of Plenty Polytechnic [ME33]					
Ministry Of Education	495	13	O	The Map reference for ME 33 is incorrect and is shown as ME 3 on Plan Map 117.	Amend the map reference for ME33 from ME3 on Plan Map 117
Issue: ME36 - Bay of Plenty Polytechnic [ME36]					
Ministry Of Education	495	5	O	The purpose of the designation should be changed to 'school and education facilities', not primary school and education facilities. The legal description also needs to be amended.	- Amend purpose of designation to 'school and education facilities' - Amend the legal description to Pt 2 No 6B 1A, - Reference BECA report in Appendix 10C as a file reference.

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Section: Utilities [10]					
Topic: Chapter 10 - Designations					
Issue: ME39 - Papamoa Secondary School & Education Facilities [ME39]					
Ministry Of Education	495	11	O	That the lapse date for ME 39 be amended within the Designation schedule to reflect the date of 1 April 2015.	That the lapse date for ME 39 be amended within the Designation schedule to reflect the date of 1 April 2015.
Issue: ME4 - Primary School & Education Facilities [ME4]					
Ministry Of Education	495	6	O	Appendix 10C references 67 Jonathon Street within the designation. This is incorrect.	Amend to remove the listing of 67 Jonathon Street from Appendix 10C.
Issue: ME41 - Tauranga Boys College [ME41]					
Tauranga City Council	752	12	O	The land zoned to the Ministry of Education should no longer be zoned as road. It should have the adjacent zone consistent with the designation.	Rezone the stopped part of 14th Avenue that is part of Tauranga Boys College as residential under the designation.
Issue: MJ1 - MJ2 - Ministry of Justice - Financial Contributions [MJ1-2]					
Tauranga City Council	492	86	SA	Submits that these designations provide for works that require connection to Council's infrastructure networks. Connection to these networks is at a cost to the community that requires mitigation through reimbursements of these growth related costs of infrastructure which is required to ensure the sustainable management of natural and physical resources including water, wastewater, stormwater and transportation infrastructure. These designations have been established without regard to the full mitigation of the effects of the designation, which can in part be ensured through the application of a condition requiring payment of money or land to the Council in accordance with the Financial or Development Contributions that would otherwise be levied for the development of this land with the same or similar environmental effects.	That conditions requiring payment of a contribution towards the infrastructure costs incurred by Council are recommended to the requiring authority on Designations MJ1 and MJ2.
Issue: Effect on Ngati He Sites of Significance [NGTATIHEESI]					
Te Roopu Whakaruruhau o Ngati He	624	6	O	Oppose. The following designation has an effect on Ngati He sites or areas of significance. In the past such designations allowed applicants or property owners to avoid consultation with tangata whenua. These sites include: - L81 and L 82 - L67 - L83 - L89 - L83 - L58 - L71 - C67 - C68 - C99 - C113 - C114 - C138 Some of these sites are subject to historic treaty claims and are still owned by the Crown.	Council consult further with Ngati He on the sites identified and determine the effects before the designations are finalised.
Issue: New Zealand Transport Agency Designations [NZTA]					
New Zealand Transport Agency	588	31	O	State highway numbering has been amended as a result of the Harbour Link Project completion. NZTA requests that all references to state highways in the Plan are amended in accordance with their submission (Appendix 3).	Amend all state highway references to reflect alterations.
Issue: NZTA11 - Road Purposes: State Highway 2 [NZTA11]					
Te Reti Trustees	789	38	O	Oppose the designation over land owned by the Te Reti trustees. The design works have been implemented and the extent of the area extends well beyond the actual area of works.	Reduce extent of designation to reflect completed works.
Issue: RC2 - East Coast Trunk Main Railway [RC2]					
Tauranga City Council	752	11	O	Amend zoning of 50 Dive Crescent (Plan Maps L23) for rail purposes. This property is now owned by the Council for passive open space.	Rezone 50 Dive Crescent (Plan Map L23) as passive open space.
Issue: RC3 - Mount Maunganui Branch Railway [RC3]					
New Zealand Railways Corporation	637	8	SA	There is a minor error in the schedule for NZRC designations.	NZRC seek for Council to amend the schedule of designations by replacing Mount Maunganui Branch Railway with Maunganui Branch Railway.
Topic: Chapter 10 - High Voltage Transmission Plan Area					
Issue: Policy - Adverse Effects on the Electricity Transmission Network [10.11.1.3]					
Transpower New Zealand Limited	383	60	O	Policy should be included within the Plan Area to ensure that risks from transmission lines are properly addressed.	Ensure that the policies in Section 10.11 recognise and address the risks from transmission lines, as well as the risks to them. This could be achieved by amending Policy 10.11.1.3, as follows: By ensuring that subdivision, use and development does not adversely affect and is not at risk of being adversely affected by' the safe and efficient operation of the high voltage transmission network.
Issue: Rule - Restricted Discretionary Activities [10.13]					
Transpower New Zealand Limited	383	58	S	Retain, as per Rule 10.13 - Restricted Discretionary Activity Status for all activities listed as Restricted Discretionary in Table 10.12A	Retain, as per Rule 10.13 - Restricted Discretionary Activity Status for all activities listed as Restricted Discretionary in Table 10.12A
Issue: Rule - Restricted Discretionary Activity - Matters of Discretion [10.13.1]					
Hollister-Jones, Marshall & Truby	463	2	SA	Support criteria subject to the following additions to provide greater clarity for owners of property located within the High Voltage Transmission Plan Area as to those matters to be addressed when applying for consent to undertake building work: - Ability to comply with NZECP34: 2001; - Potential reverse sensitivity effects; - Potential risks in the event of a transmission line fault; - All assessments and statement relating to these criteria to be prepared by a suitably qualified person.	Amend 10.13.1 to include: - Ability to comply with NZECP34: 2001; - Potential reverse sensitivity effects; - Potential risks in the event of a transmission line fault; - All assessments and statement relating to these criteria to be prepared by a suitably qualified person.
Transpower New Zealand Limited	383	59	O	There is a need to delete clause (d) from Rule 10.13.1 - Restricted Discretionary Activities - Matters of Discretion and Conditions as it does not address the risks from the lines, and new criteria should be added.	Amend the matters for discretion in Rule 10.13.1 by deleting clause (d) - the provisions of the underlying zone and adding three new matters as follows: - The risk to the structural integrity of the transmission line; - The risk of electrical hazards affecting public safety, and risk of property damage; and - The risk of development and/or activities causing electrical faults resulting in disruption to electricity supply.
Issue: Notification [10.13.1.1]					
Transpower New Zealand Limited	383	61	S	Retain the notification clause Rule 10.13.1.1 - Notification without modification.	Retain the notification clause Rule 10.13.1.1 - Notification without modification.
Transpower New Zealand Limited	383	66	SA	Rule 10.3.1.1 - Notification is supported with amendment.	Replace the term 'exemption' in Rule 10.3.1.1 with the term 'exception'

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Section: Utilities [10]					
Topic: Chapter 10 - High Voltage Transmission Plan Area					
Issue: Rule - Non-Complying Activity Rules [10.15]					
Hollister-Jones, Marshall & Truby	463	1	O	Opposes non-complying activity status for the alteration, construction, erection of any building or structure within sub-zone A as there is no basis for Council to have full discretion as the effects are directly related to the transmission lines and therefore the assessment can be restricted to those matters.	Delete section 10.15 and add restricted discretionary status for erection/alterations of buildings/structures within sub zone A and B, Or Amalgamate sub-zones and B into one zone with Restricted Discretionary activity status as above.
Issue: Advice Note: Hazards from Trees [ADVICENOTE]					
Transpower New Zealand Limited	383	51	O	Include a new advice note, under Rule 10.12.1, to the effect that compliance with the Electricity (Hazards from Trees) Regulations is also mandatory.	Include a new advice note, under Rule 10.12.1, to the effect that compliance with the Electricity (Hazards from Trees) Regulations is also mandatory, as follows: 'Note: Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory.
Issue: Consideration of Alternatives [ALTERNAT]					
Goh, Soon Choo & P C Trustees Limited	468	2	O	The provisions of Part 10, namely 10.4, 10.11 to 10.13 have been proposed without considering reasonably available alternatives.	That the High Voltage Transmission Plan Area Sub Zone B for HAI-MTM B be deleted from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve, Or That the High Voltage Transmission Plan Area B for HAI-MTM B be reduced to 7.5 metres either side of the line from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve.
Five Star Property Investments Limited	494	8	O	Transpower already has rights under the NZ Electrical Code of Practice to protect their high voltage transmission lines. It is understood that this response to the NPS is a test case and it is therefore important to achieve a good outcome for all property owners, not just Transpower. This is another example where the negative effects of high voltage transmission are against the properties it passes rather than added to the cost of transmission. The rules create uncertainty about what would comply. The rules should provide clarity for development rights.	The preferred solution: Make a rule that all new high voltage transmission lines are undergrounded. As a second option, oppose the NPS and don't comply with it - as this may not be able to be done, compensation should be paid to affected landowners. As a fall back solution, negotiate a lesser distance more suited to the local environment. As a further fall back solution, rule that resource consent costs should be free or paid by Transpower.
Matrixx Consultants Limited	496	8	O	Transpower already has rights under the NZ Electrical Code of Practice to protect their high voltage transmission lines. It is understood that this response to the NPS is a test case and it is therefore important to achieve a good outcome for all property owners, not just Transpower. This is another example where the negative effects of high voltage transmission are against the properties it passes rather than added to the cost of transmission. The rules create uncertainty about what would comply. The rules should provide clarity for development rights.	The preferred solution: Make a rule that all new high voltage transmission lines are undergrounded. As a second option, oppose the NPS and don't comply with it - as this may not be able to be done, compensation should be paid to affected landowners. As a fall back solution, negotiate a lesser distance more suited to the local environment. As a further fall back solution, rule that resource consent costs should be free or paid by Transpower.
Tauranga Architect's Practice Support Goup	497	44	O	Transpower already has rights under the NZ Electrical Code of Practice to protect their high voltage transmission lines. It is understood that this response to the NPS is a test case and it is therefore important to achieve a good outcome for all property owners, not just Transpower. This is another example where the negative effects of high voltage transmission are against the properties it passes rather than added to the cost of transmission. The rules create uncertainty about what would comply. The rules should provide clarity for development rights.	The preferred solution: Make a rule that all new high voltage transmission lines are undergrounded. As a second option, oppose the NPS and don't comply with it - as this may not be able to be done, compensation should be paid to affected landowners. As a fall back solution, negotiate a lesser distance more suited to the local environment. As a further fall back solution, rule that resource consent costs should be free or paid by Transpower.
Benton, Jason	498	52	O	Transpower already has rights under the NZ Electrical Code of Practice to protect their high voltage transmission lines. It is understood that this response to the NPS is a test case and it is therefore important to achieve a good outcome for all property owners, not just Transpower. This is another example where the negative effects of high voltage transmission are against the properties it passes rather than added to the cost of transmission. The rules create uncertainty about what would comply. The rules should provide clarity for development rights.	The preferred solution: Make a rule that all new high voltage transmission lines are undergrounded. As a second option, oppose the NPS and don't comply with it - as this may not be able to be done, compensation should be paid to affected landowners. As a fall back solution, negotiate a lesser distance more suited to the local environment. As a further fall back solution, rule that resource consent costs should be free or paid by Transpower.
Issue: Amenity [AMENITY]					
Goh, Soon Choo & P C Trustees Limited	468	5	O	The High Voltage Transmission Plan Area is not the most appropriate way to achieve the purpose of the RMA in that it does not appropriately take account of the amenity of the areas near or adjacent to the transmission lines, in particular the residential zoning of many of them.	That the High Voltage Transmission Plan Area Sub Zone B for HAI-MTM B be deleted from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve, Or That the High Voltage Transmission Plan Area B for HAI-MTM B be reduced to 7.5 metres either side of the line from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve.
Issue: Appendix 10B - High Voltage Transmission Area (Sub Zones A & B) [APPEND10B]					
Transpower New Zealand Limited	383	62	S	Retain Appendix 10B - High Voltage Transmission Plan Area, as required to give effect to the rules.	Retain Appendix 10B - High Voltage Transmission Plan Area, as required to give effect to the rules.

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Topic: Chapter 10 - High Voltage Transmission Plan Area					
Issue: Compliance with National Policy Statement [COMPLIANCE]					
Palmers Garden Centre	1057	1	O	Objects	Recognise that the transmission line company is a private enterprise and that they have no more rights to add to the cost of compliance without contributing to the affected parties of there proposal.
Benton, Barry & Kay	414	2	O	Oppose the NPS on Electricity Transmission and don't comply with it. The submitter notes that this may not be possible however identifies that compensation should be paid from Transpower to land owners for their reduction in land owner rights.	Oppose the NPS on Electricity Transmission and don't comply with it.
Flett, D E	669	2	O	The national policy statement these provisions have been formulated in response to the High Voltage Transmission Plan Area do not provide for the approach in the rule, particularly: - Policy 7 relating to sensitive urban environments, which in the Plan are defined as residential areas, requires minimisation of adverse effects on amenity and specifically includes reference to existing sensitive activities. Placement of more restrictions or policies and procedures such as the consent process in this rule is an adverse effect; - Policy 10 requires management of reverse sensitivity effects on power lines. Existing standard related to electromagnetic radiation and claims of electricity authorities to the same effects are of the nature that such effects will not be had on complying reverse sensitivity effects. Reference in this policy to 'reasonably possible' must be considered with regard to the standards referred to herein and therefore can not be justified in extending control to complying residential development and land uses; - Policy 11 only goes to the extent of requiring local authorities to consult with the operator of the national grid to identify appropriate buffer corridors. This does not provide for a discretionary consent process, particularly in locations that are already subject to urban development; - Policy 12 only requires territorial authorities to identify the corridor; - Policy 13 prescribes that the designation process must be used to facilitate planning. If this is not done there is no basis for the extent of restriction proposed or made possible through the restricted discretionary process. The designation process would in fact require consent from the designating authority; - The explanatory note in the statement is to the effect that the national policy is concerned with providing objectives and policies to guide the making of resource management decisions. The restricted discretionary approach to all development and land uses in the identified corridors does not reflect the limitations place on this by the extent of control that policy statement provides for; - The objectives of the policy statement are to manage adverse effects of the network and activities on the network. When these are considered with regard to the specificity of effects information and regulation for the purpose of protection from effects relating to power lines and structures, the proposed rules can be reasonably expected to be made more specific therefore accurately prescribing the extent of development rights. Any more restriction above the NZECP is not justified; - The extent and form of control proposed in the rules is beyond and not of the type provided for in the policy statement.	- Removal of the corridor from established urban areas; - Removal of the completely unlimited range of circumstance the discretion relates to; - Remove application of the discretion to permitted residential development and land uses; - Restrict the discretion to undeveloped greenfield land and land without buildings on it and proposed development in residential zones that requires consent for non-compliance with development standards of the zone; - Removal of any discretion from land that has already been developed and, or subdivided for urban purposes and any land subject to an already granted resource consent for subdivision; - Establish a maximum height above existing ground level below which development is permitted without intervention of the discretionary process proposed.
Marshall, Phil & Kim	405	2	O	The national policy statement these provisions have been formulated in response to the High Voltage Transmission Plan Area do not provide for the approach in the rule, particularly: - Policy 7 relating to sensitive urban environments, which in the Plan are defined as residential areas, requires minimisation of adverse effects on amenity and specifically includes reference to existing sensitive activities. Placement of more restrictions or policies and procedures such as the consent process in this rule is an adverse effect; - Policy 10 requires management of reverse sensitivity effects on power lines. Existing standard related to electromagnetic radiation and claims of electricity authorities to the same effects are of the nature that such effects will not be had on complying reverse sensitivity effects. Reference in this policy to 'reasonably possible' must be considered with regard to the standards referred to herein and therefore can not be justified in extending control to complying residential development and land uses; - Policy 11 only goes to the extent of requiring local authorities to consult with the operator of the national grid to identify appropriate buffer corridors. This does not provide for a discretionary consent process, particularly in locations that are already subject to urban development; - Policy 12 only requires territorial authorities to identify the corridor; - Policy 13 prescribes that the designation process must be used to facilitate planning. If this is not done there is no basis for the extent of restriction proposed or made possible through the restricted discretionary process. The designation process would in fact require consent from the designating authority; The explanatory note in the statement is to the effect that the national policy is concerned with providing objectives and policies to guide the making of resource management decisions. The restricted discretionary approach to all development and land uses in the identified corridors does not reflect the limitations place on this by the extent of control that policy statement provides for; - The objectives of the policy statement are to manage adverse effects of the network and activities on the network. When these are considered with regard to the specificity of effects information and regulation for the purpose of protection from effects relating to power lines and structures, the proposed rules can be reasonably expected to be made more specific therefore accurately prescribing the extent of development rights. Any more restriction above the NZECP is not justified; - The extent and form of control proposed in the rules is beyond and not of the type provided for in the policy statement.	- Removal of the corridor from established urban areas; - Removal of the completely unlimited range of circumstance the discretion relates to; - Remove application of the discretion to permitted residential development and land uses; - Restrict the discretion to undeveloped greenfield land and land without buildings on it and proposed development in residential zones that requires consent for non-compliance with development standards of the zone; - Removal of any discretion from land that has already been developed and, or subdivided for urban purposes and any land subject to an already granted resource consent for subdivision; - Establish a maximum height above existing ground level below which development is permitted without intervention of the discretionary process proposed.

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Section: Utilities [10]					
Topic: Chapter 10 - High Voltage Transmission Plan Area					
Issue: Cost of Resource Consent [COSTS]					
Axbey, Brenden	347	2	O	Opposes the High Voltage Transmission Plan Area provisions as ratepayers pay for resource consents required. Because ratepayers did not ask for RMA consents to be imposed on them it is unfair that some may be subject to the RMA. This is inequitable.	Transpower to pay for resource consents.
CYAG Properties Limited	257	2	O	Opposes any increased costs that would be incurred through the consent process.	No extra costs incurred by owners of affected properties.
Dean, Edward (Ted) & Christine	755	2	O	No cost should have to be borne by a property owner or individual due to the action of any third party without their approval or due imposition of a ruling not known or anticipated at the time of purchase of the property.	Request the proposal be rejected and that component of Chapter 10 be removed.
Meys, Luke & Andrews, Julie	675	2	O	It is unfair to impose the burden of the consent process on the owner. The proper legal process would be an easement, which would be paid for by the party benefitting from the easement.	Requests adoption of one buffer zone of 12m within which any application for a building consent, subdivision or change of use requires an engineers certificate certifying compliance with current code of practice.
Smith, J S	427	2	O	Opposes the buffer corridor as if it occurs there will be additional costs involved in gaining consent.	If the corridor goes through, Transpower to pay for consents.
Benton, Barry & Kay	414	4	O	The consent process benefits Transpower so they should pay, or a rule that there should be no fees to landowners when Transpower approves development.	Insert a new rule that consents are at no cost to the landowner.
Issue: Definition - Minor Structures & Activities [DEFMINSTR]					
Transpower New Zealand Limited	383	55	S	Retain without modification the definition of minor structures and activities.	Retain without modification the definition of minor structures and activities.
Issue: Definition - Minor Public Recreational Facilities & Activities [DEF-MPRFA]					
Transpower New Zealand Limited	383	56	O	Transpower raises concern to the inclusion of 'public toilets and changing rooms' in the definition of minor public recreational facilities. The extent of such facilities is not defined, and it is noted that the City Plan somewhat arbitrarily permits such activities in many areas of the District. While it is accepted that in some cases the extent of such facilities will be limited and that they will be within an area of open space, all buildings within the transmission corridor have the potential to affect and be affected by the transmission lines. This aspect of the definition should be deleted.	Delete 'public toilets and changing rooms' from (f) in the definition of minor public recreational facilities, and delete matter (k) from the definition of minor public recreational facilities.
Issue: Distance from Support Structure [DISTANCE]					
Axbey, Brenden	347	3	O	Opposes the 12m radius around all structures (poles and pylons) because poles do not pose the same safety issues as pylons or require the same level of maintenance.	The setback around poles should be 1m.
Issue: Plan Maps - Identification of High Voltage Transmission Plan Area [PLANMAPS]					
Transpower New Zealand Limited	383	63	S	Retain the following notations on the Planning Maps: - High Voltage Transmission Plan Area; - Support Structure; - High Voltage Transmission Plan Area - Electric Line - High Voltage Transmission Plan Area.	Retain the following notations on the Planning Maps: - High Voltage Transmission Plan Area; - Support Structure; - High Voltage Transmission Plan Area - Electric Line - High Voltage Transmission Plan Area.
Transpower New Zealand Limited	383	64	SA	Shift the High Voltage Plan Area notation on the Key to the Planning Maps from under the Utilities heading to the Plan Areas heading.	Shift the High Voltage Plan Area notation on the Key to the Planning Maps from under the Utilities heading to the Plan Areas heading.
Issue: Provisions of High Voltage Transmission Buffer Corridor [PROVHVTBC]					
Axbey, Brenden	347	1	O	Opposes the provisions of the High Voltage Transmission Plan Area based on: - the fact that Transpower was invited by the Environment Court to make submissions prior to National Policy making but ratepayers were not invited or adequately represented. The proposal has no natural justice in terms of property and adversely affects the freedom of use of property; - Transpower can relocate the lines to a more suitable corridor (roadways or underground) if security of supply is so important. This way safety and access are improved; Transpower is not liable for a drop in land value as a result of power corridor proposals. Because in a lot of cases the houses were there long before the powers were there; - Drop in property values;	Oppose the whole proposal, and Transpower pays for compensation to all affected landowners.
Barnett, Michele	457	1	O	Opposes the inclusion of the high voltage transmission plan area and associated objectives and policies because of the restrictions it places on within the identified area. The restrictions require landowners to gain resource consent, of which a non-complying notified consent would be in the order of \$10,000. The submitter considers the non-complying test a particularly onerous threshold and unjustified for landowners and the proposal will have negative impacts on property values. The submitter sees the corridor management policy as a more appropriate statutory means to protect existing assets. Alternatively, Transpower/Council should be required to cover the resource consent cost as a result of landowners undertaking activities and/or use their land in an appropriate way. The activity should be provided for as a controlled activity to provide certainty to landowners and sufficient protection of assets for Transpower.	Delete the Objectives, Policies and Activity Status Table from the Plan and buffer zone from the plan maps, or alternatively Amend Table 10.12A to provide for 'the alteration, construction, erection and/or placement of any building or structure (unless otherwise provides for in Table 10.12A)' as a controlled activity, with the costs of the resource consent met by either Transpower or Council and that any subsequent amendments required to the plan as a result of the requested changes.
Barnett, Noelene & Gordon	451	1	O	Opposes the inclusion of the high voltage transmission plan area and associated objectives and policies because of the restrictions it places on within the identified area. The restrictions require landowners to gain resource consent, of which a non-complying notified consent would be in the order of \$10,000. The submitter considers the non-complying test a particularly onerous threshold and unjustified for landowners and the proposal will have negative impacts on property values. The submitter sees the corridor management policy as a more appropriate statutory means to protect existing assets. Alternatively, Transpower/Council should be required to cover the resource consent cost as a result of landowners undertaking activities and/or use their land in an appropriate way. The activity should be provided for as a controlled activity to provide certainty to landowners and sufficient protection of assets for Transpower.	Delete the Objectives, Policies and Activity Status Table from the Plan and buffer zone from the plan maps, or alternatively Amend Table 10.12A to provide for 'the alteration, construction, erection and/or placement of any building or structure (unless otherwise provides for in Table 10.12A)' as a controlled activity, with the costs of the resource consent met by either Transpower or Council and that any subsequent amendments required to the plan as a result of the requested changes.
Benton, Barry & Kay	414	1	U	Requests that a rule that all new High Voltage Transmission Lines in the City be undergrounded. The submitter recognises that this is expensive, however it puts the cost onto the product so that consumer pays rather than every property owner on the path of the line being disadvantaged.	Insert a rule into the Plan requiring all new High Voltage Transmission Lines in the City be undergrounded.
Bidois, Darren & Leanne	474	1	O	Opposes the Transmission Buffer Corridor. The lines and structures are not located on private property therefore access is unrestricted. Pylons are close together, therefore the lines are unable to swing 32m. The resale value of property will also be compromised. Every property should be assessed on its own merit and it is not appropriate that Transpower dictate people's economic future.	Removal of the provisions from the Plan.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - High Voltage Transmission Plan Area					
Issue: Provisions of High Voltage Transmission Buffer Corridor [PROVHVTBC]					
CYAG Properties Limited	257	1	O	Opposes any restrictions that impinge development potential of 11 Glyn Ave.	No restrictions on owners normal rights of development.
De Haas, Sharon	534	1	O	Opposes the inclusion of the high voltage transmission plan area and associated objectives and policies because of the restrictions it places on within the identified area. The restrictions require landowners to gain resource consent, of which a non-complying notified consent would be in the order of \$10,000. The submitter considers the non-complying test a particularly onerous threshold and unjustified for landowners and the proposal will have negative impacts on property values. The submitter sees the corridor management policy as a more appropriate statutory means to protect existing assets. Alternatively, Transpower/Council should be required to cover the resource consent cost as a result of landowners undertaking activities and/or use their land in an appropriate way. The activity should be provided for as a controlled activity to provide certainty to landowners and sufficient protection of assets for Transpower.	Delete the Objectives, Policies and Activity Status Table from the Plan and buffer zone from the plan maps, or alternatively Amend Table 10.12A to provide for 'the alteration, construction, erection and/or placement of any building or structure (unless otherwise provides for in Table 10.12A)' as a controlled activity, with the costs of the resource consent met by either Transpower or Council and that any subsequent amendments required to the plan as a result of the requested changes.
Dean, Edward (Ted) & Christine	755	1	O	Opposes Chapter 10, particularly the establishment of a 32m buffer corridor because: - the property was purchased in good faith with a view for retirement and there were no impediments in place to do this; - Property owners require certainty of rules around what can be undertaken on property; - There are significant financial implications; - Added difficulty in selling the property due to the limitations imposed; - There are other option available, being that the lines could be moved or under grounded; Transpower have not made a sufficiently strong case to merit the buffer corridor.	Request the proposal by rejected and that component of Chapter 10 be removed.
Dragovich, Ingrid	299	1	O	Opposes the Transmission Network buffer zone as it places inappropriate restrictions on private proeprty. The transmission lines and support structures are not on the submitters private property. Future alterations or sale of property will incur additional problems therefore placing the property to a disadvantage to others in the area.	Written confirmation that future sale and/or development will not be victimised by the Buffer Corridor as compared to other properties in the neighbourhood.
Dresner, Charles & Alana	351	1	O	Opposes the proposal as Transpower need to evaluate each area that they are 'zoning' as 32m either side of the centre line is excessive and not appropriate for residential areas like Pooles Road. Furthermore, Transpower have advised no compensation would be offered to affected residents. If the proposal goes ahead property will be devalued from a resale perspective.	Retain the status quo (no corridor), however if there is no choice the following needs to happen: - What is an appropriate buffer corridor for residential (as 32m is not); - What can and can't be done in the buffer corridor; What financial effect does this have on assets by verification of a reputable valuer contracted by the Council or Transpower.
Duffy, Jan	758	1	O	Opposes the inclusion of the high voltage transmission plan area and associated objectives and policies because of the restrictions it places on within the identified area. The restrictions require landowners to gain resource consent, of which a non-complying notified consent would be in the order of \$10,000. The submitter considers the non-complying test a particularly onerous threshold and unjustified for landowners and the proposal will have negative impacts on property values. The submitter sees the corridor management policy as a more appropriate statutory means to protect existing assets. Alternatively, Transpower/Council should be required to cover the resource consent cost as a result of landowners undertaking activities and/or use their land in an appropriate way. The activity should be provided for as a controlled activity to provide certainty to landowners and sufficient protection of assets for Transpower.	Delete the Objectives, Policies and Activity Status Table from the Plan and buffer zone from the plan maps, or alternatively Amend Table 10.12A to provide for 'the alteration, construction, erection and/or placement of any building or structure (unless otherwise provides for in Table 10.12A)' as a controlled activity, with the costs of the resource consent met by either Transpower or Council and that any subsequent amendments required to the plan as a result of the requested changes.
Flett, D E	669	1	O	Opposes the rule as proposed as: - while the corridor requirements have resulted from recently development national standards the district has not provided specific requirements relating to development and use of land within corridors. The result is there is no environmental basis upon which applications may be assessed and decisions made. There is therefore no basis upon which control or discretion should be or can be justified in relation to development. The corridor is also applied to areas where development has already taken place. - Any further development can be expected to be in the form of what is already there or that is permitted in the residential zone applied to within the corridors. As the effect is already on these sites there is no logical rational for restricting such future development or reserving discretion in relation to such complying development as further development will not entrench or exacerbate any effects that already exist; - There are no standards applied to the corridor. This makes it impossible to determine what is an appropriate form of development; The matters listed as restricted discretionary (access) do not reflect the realities of existing development in urban areas. Access would have been gained at the time of installation. Any new access needs to be at the discretion of the private landowner and if the power company wants to achieve access then it needs to acquire it; The matters listed as restricted discretionary for earthworks does not reflect reality in established urban areas. The size of lots in an established urban area is generally too small to allow earthworks to be of a scale and nature that would threaten the security of power lines or structures; - The matters listed as restricted discretionary for interference with maintenance or minor upgrading is not practical where it is intended to apply to already developed or established urban areas; The matters listed as restricted discretionary refers to rules applying to development in a particular zone. In the residential zones development standards are such that they present no potential for disruption of power lines or associated development. - In all there respects the provisions of the NZECP is mandatory. Therefore any further controls are superfluous. - The only practical locations that discretions should be placed are on greenfield, undeveloped or rural sites in which subdivision is yet to occur; Experience of applicants in such situations where public or semi public authorities exercising authority tend to abuse the authority. Part of the responsibility of regulatory authorities such as councils is to ensure the planning procedures they prescribe in their district plan are efficient for the applicant was well as the community.	- Removal of the corridor from established urban areas; - Removal of the completely unlimited range of circumstance the discretion relates to; - Remove application of the discretion to permitted residential development and land uses; - Restrict the discretion to undeveloped greenfield land and land without buildings on it and proposed development in residential zones that requires consent for non-compliance with development standards of the zone; - Removal of any discretion from land that has already been developed and, or subdivided for urban purposes and any land subject to an already granted resource consent for subdivision; - Establish a maximum height above existing ground level below which development is permitted without intervention of the discretionary process proposed.
Garner, Catherine & Murray	563	1	O	Existing urban areas near high voltage transmission networks should be exempt from changes allowing people to use their land as those about them are able to. Otherwise it disadvantages those who have invested in an area in the past unjustly devaluing their land without compensation.	The changes to the conditions of landuse under the high voltage transmission network relate to new subdivisions only.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - High Voltage Transmission Plan Area					
Issue: Provisions of High Voltage Transmission Buffer Corridor [PROVHVTBC]					
Guy, Lynley Jean	744	1	O	Opposes the inclusion of the high voltage transmission plan area and associated objectives and policies because of the restrictions it places on within the identified area. The restrictions require landowners to gain resource consent, of which a non-complying notified consent would be in the order of \$10,000. The submitter considers the non-complying test a particularly onerous threshold and unjustified for landowners and the proposal will have negative impacts on property values. The submitter sees the corridor management policy as a more appropriate statutory means to protect existing assets. Alternatively, Transpower/Council should be required to cover the resource consent cost as a result of landowners undertaking activities and/or use their land in an appropriate way. The activity should be provided for as a controlled activity to provide certainty to landowners and sufficient protection of assets for Transpower.	Delete the Objectives, Policies and Activity Status Table from the Plan and buffer zone from the plan maps, or alternatively Amend Table 10.12A to provide for 'the alteration, construction, erection and/or placement of any building or structure (unless otherwise provides for in Table 10.12A)" as a controlled activity, with the costs of the resource consent met by either Transpower or Council and that any subsequent amendments required to the plan as a result of the requested changes.
Hansen, Dan	986	1	O	Objects to buffer zone. Objection is based on the fact that workmen do not have to access property to maintain either towers or the wires, and with regard to safety, the property of 2 Wade Place is surrounded by mature trees which would, in the unlikely event of a wire snapping, stop the wire from reaching the house.	Objects
Hart, Elizabeth & Hart, Maurice	757	1	O	Opposes the inclusion of the high voltage transmission plan area and associated objectives and policies because of the restrictions it places on within the identified area. The restrictions require landowners to gain resource consent, of which a non-complying notified consent would be in the order of \$10,000. The submitter considers the non-complying test a particularly onerous threshold and unjustified for landowners and the proposal will have negative impacts on property values. The submitter sees the corridor management policy as a more appropriate statutory means to protect existing assets. Alternatively, Transpower/Council should be required to cover the resource consent cost as a result of landowners undertaking activities and/or use their land in an appropriate way. The activity should be provided for as a controlled activity to provide certainty to landowners and sufficient protection of assets for Transpower.	Delete the Objectives, Policies and Activity Status Table from the Plan and buffer zone from the plan maps, or alternatively Amend Table 10.12A to provide for 'the alteration, construction, erection and/or placement of any building or structure (unless otherwise provides for in Table 10.12A)" as a controlled activity, with the costs of the resource consent met by either Transpower or Council and that any subsequent amendments required to the plan as a result of the requested changes.
Holloway, Alan	773	1	O	Opposes the inclusion of the high voltage transmission plan area and associated objectives and policies because of the restrictions it places on within the identified area. The restrictions require landowners to gain resource consent, of which a non-complying notified consent would be in the order of \$10,000. The submitter considers the non-complying test a particularly onerous threshold and unjustified for landowners and the proposal will have negative impacts on property values. The submitter sees the corridor management policy as a more appropriate statutory means to protect existing assets. Alternatively, Transpower/Council should be required to cover the resource consent cost as a result of landowners undertaking activities and/or use their land in an appropriate way. The activity should be provided for as a controlled activity to provide certainty to landowners and sufficient protection of assets for Transpower.	Delete the Objectives, Policies and Activity Status Table from the Plan and buffer zone from the plan maps, or alternatively Amend Table 10.12A to provide for 'the alteration, construction, erection and/or placement of any building or structure (unless otherwise provides for in Table 10.12A)" as a controlled activity, with the costs of the resource consent met by either Transpower or Council and that any subsequent amendments required to the plan as a result of the requested changes.
Hunt, Keith & Sheryll	1049	1	O	Oppose changes as will have a huge adverse effect on property, decreasing value and making undesirable to sale or development.	Oppose
Kelly, Stephane & Jones, Michael	57	1	O	Opposes the High Voltage Transmission Corridor as it is unreasonable to apply restrictions on land where there are no support structures and access to readily available. The current zoning provides for a wide range of activities that are not restricted by the proposed provision. The proposal is inappropriate for urban areas as the support structures are close together and the transmission lines are tight. Such restrictions will render the property undesirable for resale, and will compromise the value and make marketing it difficult.	Remove the proposal from the Proposed Plan
Ladbrook, Bruce	61	1	O	Opposes the provision and lines. Identifies risk of poles at Te Ariki field and potential landslide.	Shift the lines and support structures to run along the motorway to eliminate any health and safety risk.
MacDiarmid, Wendy	482	1	O	Opposes the Transmission Buffer Corridor. The lines and structures are no located on private property therefore access is unrestricted. Pylons are close together, therefore the lines are unable to swing 32m. The resale value of property will also be compromised.	Removal of the provisions from the Plan.
Marshall, Phil & Kim	405	1	O	Opposes the rule as proposed as: - while the corridor requirements have resulted from recently development national standards the district has not provided specific requirements relating to development and use of land within corridors. The result is there is no environmental basis upon which applications may be assessed and decisions made. There is therefore no basis upon which control or discretion should be or can be justified in relation to development. The corridor is also applied to areas where development has already taken place. - Any further development can be expected to be in the form of what is already there or that is permitted in the residential zone applied to within the corridors. As the effect is already on these sites there is no logical rational for restricting such future development or reserving discretion in relation to such complying development as further development will not entrench or exacerbate any effects that already exist; - There are no standards applied to the corridor. This makes it impossible to determine what is an appropriate form of development; The matters listed as restricted discretionary (access) do not reflect the realities of existing development in urban areas. Access would have been gained at the time of installation. Any new access needs to be at the discretion of the private landowner and if the power company wants to achieve access then it needs to acquire it; The matters listed as restricted discretionary for earthworks does not reflect reality in established urban areas. The size of lots in an established urban area is generally too small to allow earthworks to be of a scale and nature that would threaten the security of power lines or structures; - The matters listed as restricted discretionary for interference with maintenance or minor upgrading is not practical where it is intended to apply to already developed or established urban areas; The matters listed as restricted discretionary refers to rules applying to development in a particular zone. In the residential zones development standards are such that they present no potential for disruption of power lines or associated development. - In all these respects the provisions of the NZECP is mandatory. Therefore any further controls are superfluous. - The only practical locations that discretions should be placed are on greenfield, undeveloped or rural sites in which subdivision is yet to occur; Experience of applicants in such situations where public or semi public authorities exercising authority tend to abuse the authority. Part of the responsibility of regulatory authorities such as councils is to ensure the planning procedures they prescribe in their district plan are efficient for the applicant as well as the community.	- Removal of the corridor from established urban areas; - Removal of the completely unlimited range of circumstance the discretion relates to; - Remove application of the discretion to permitted residential development and land uses; - Restrict the discretion to undeveloped greenfield land and land without buildings on it and proposed development in residential zones that requires consent for non-compliance with development standards of the zone; - Removal of any discretion from land that has already been developed and, or subdivided for urban purposes and any land subject to an already granted resource consent for subdivision; - Establish a maximum height above existing ground level below which development is permitted without intervention of the discretionary process proposed.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - High Voltage Transmission Plan Area					
Issue: Provisions of High Voltage Transmission Buffer Corridor [PROVHVTBC]					
McCready Family Trust	292	1	O	The property 23 Glenlyon Avenue was purchased with the intent to subdivide. This is now on hold due to the proposal.	Compensation and rate reduction should be provided as the restriction is over the majority of the property.
McNicol, Ken	185	1	O	That No 32 metre buffer zone is created.	That no buffer zones is created, but if it is forced then Transpower/Council compensate financially.
Moffat, Helen	58	1	O	Opposes the High Voltage Transmission Corridor as it is unreasonable to apply restrictions on land where there are no support structures and access to readily available. The support structures are close together and the transmission lines are tight. Such restrictions will affect the re-sale value of the property and compromise any future development.	Remove the proposal from the Proposed Plan
Ngai Tukairangi Trust	682	1	O	Opposes the inclusion of the High Voltage Transmission Plan Area, specifically the 32m wide corridor either side of the Transmission Line. There are already existing mechanisms in place to protect the integrity of the lines, and it appears that Transpower is requesting TCC to 'designate' land. The Trust also has a live claim with the Waitangi Tribunal retaining to the taking of land without compensation for the establishment of the existing lines. The lines traversing the Trusts land is top quality horticultural land with excellent long term development potential for more intensive land use. The lines and proposed buffer corridors cover a large portion of the trusts holdings, especially where two transmission lines merge. The proposed buffer corridor will impact on Ngai Tukairangi's values, identifies that no compensation will be paid and the trust cannot accept that the corridor is fair and correct.	Pay compensation as a result of impact on value of buffer corridors; or Relocate the existing main line to the State Highway, or As a minimum, leave the buffer corridor effectively as is (i.e approximately 21 metres either side of the midpoint (22.5m with 220 kV voltage) with no designation.
Prole, Linda	530	1	O	Opposes the proposed changes as set out in the NPSET. They are too prohibitive and will impose extra financial hardship and financial costs on the land owners.	That the existing corridor management policy be adhered to (i.e maintain the status quo).
Ririnui, John	60	1	O	Opposes the High Voltage Transmission Plan Area and lines being close to submitters house. The submission identifies that there are potential danger to lives and should be removed.	Requests removal of the support structures and lines
Shakespeare, John & Joan	653	1	O	Opposes the inclusion of the high voltage transmission plan area and associated objectives and policies because of the restrictions it places on within the identified area. The restrictions require landowners to gain resource consent, of which a non-complying notified consent would be in the order of \$10,000. The submitter considers the non-complying test a particularly onerous threshold and unjustified for landowners and the proposal will have negative impacts on property values. The submitter sees the corridor management policy as a more appropriate statutory means to protect existing assets. Alternatively, Transpower/Council should be required to cover the resource consent cost as a result of landowners undertaking activities and/or use their land in an appropriate way. The activity should be provided for as a controlled activity to provide certainty to landowners and sufficient protection of assets for Transpower.	Delete the Objectives, Policies and Activity Status Table from the Plan and buffer zone from the plan maps, or alternatively Amend Table 10.12A to provide for 'the alteration, construction, erection and/or placement of any building or structure (unless otherwise provides for in Table 10.12A)" as a controlled activity, with the costs of the resource consent met by either Transpower or Council and that any subsequent amendments required to the plan as a result of the requested changes.
Shaw, Bruce & Heather	749	1	O	Opposes the inclusion of the high voltage transmission plan area and associated objectives and policies because of the restrictions it places on within the identified area. The restrictions require landowners to gain resource consent, of which a non-complying notified consent would be in the order of \$10,000. The submitter considers the non-complying test a particularly onerous threshold and unjustified for landowners and the proposal will have negative impacts on property values. The submitter sees the corridor management policy as a more appropriate statutory means to protect existing assets. Alternatively, Transpower/Council should be required to cover the resource consent cost as a result of landowners undertaking activities and/or use their land in an appropriate way. The activity should be provided for as a controlled activity to provide certainty to landowners and sufficient protection of assets for Transpower.	Delete the Objectives, Policies and Activity Status Table from the Plan and buffer zone from the plan maps, or alternatively Amend Table 10.12A to provide for 'the alteration, construction, erection and/or placement of any building or structure (unless otherwise provides for in Table 10.12A)" as a controlled activity, with the costs of the resource consent met by either Transpower or Council and that any subsequent amendments required to the plan as a result of the requested changes.
Smith, J S	427	1	O	Opposes the buffer corridor as it will restrict subdivision and building opportunity. If this occurs then Transpower should compensate owners for the loss in opportunity.	Remove provisions from the Plan
Stowe, Raema Margaret	445	1	O	Opposes the 32 metre buffer corridor as it is totally unnecessary and would devalue property.	Remove provisions of the High Voltage Transmission Plan Area and Buffer Corridor
Walthew, Dora Kathleen	56	1	O	Opposes the High Voltage Transmission Corridor as it is unreasonable to apply restrictions on land where there are no support structures and access to readily available. The proposal will also affect re-sale value, future development, diminish the rights of the property owner and add additional expense by the requirement to gain resource consent.	Remove the proposal from the Proposed Plan
Waters, James & Elena	533	1	O	Opposes the buffer corridor of 32m either side of transmission line	Status quo remain
Ngatai, Maria	719	2	U	Unknown	Unknown
Goh, Soon Choo & P C Trustees Limited	468	3	O	The High Voltage Transmission Plan Area is not the most appropriate way to achieve the objectives of Part 10 or the purpose of the RMA in that: The area has been proposed without appropriately taking into account the Transpower NZL Annual Planning Report 2009; The single width of the area for all lines within the TCC jurisdiction does not appropriately provide for the likely maintenance or upgrading of the various transmission lines; The single width of the area has not been chosen after considering the relevant factors in the RMA; In particular, the single width of the area is inappropriate for the HAI-MTM B line in the area as it is excessive given the likely conductor swing to ground area.	That the High Voltage Transmission Plan Area Sub Zone B for HAI-MTM B be deleted from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve, Or That the High Voltage Transmission Plan Area B for HAI-MTM B be reduced to 7.5 metres either side of the line from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve.
Goh, Soon Choo & P C Trustees Limited	468	4	O	The High Voltage Transmission Plan Area is not the most appropriate way to achieve the purpose of the RMA in light of the guidelines for limiting exposure to time varying electric magnetic fields, the WHO Environmental Health Criteria, New Zealand Standards and inconsistent with the NPS on Electricity Transmission.	That the High Voltage Transmission Plan Area Sub Zone B for HAI-MTM B be deleted from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve, Or That the High Voltage Transmission Plan Area B for HAI-MTM B be reduced to 7.5 metres either side of the line from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve.
Benton, Barry & Kay	414	5	O	The existing rules creates uncertainty about development rights. Council should have development rules within the buffer zone to provide clarity for development rights	Develop rules to clarify development rights.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - High Voltage Transmission Plan Area					
Issue: Provisions of High Voltage Transmission Buffer Corridor [PROVHVTBC]					
Ngai Tukairangi Hapu	431	5	O	- Current transmission route cuts through the orchard; - Detrimental effect on future production - Land holdings will be affected by Transmission Lines; - Most of land in Matapihi has long term developmental opportunities; - Proposed buffer corridors have a negative property impact particularly in the orchard where 17 extra hectares will be taken up by increased transmission area.	- Transpower operate through a secondary line - Te Maunga Causeway (SH 29) - Transpower offer compensation to affected land holders - As a last resort leave the existing corridor 'as is'
Goh, Soon Choo & P C Trustees Limited	468	6	O	The Activity status in Rule 10.12A for the alteration, construction, erection and/or placement of any building or structure as Restricted Discretionary is not the most appropriate way to achieve the purpose of the RMA.	That the High Voltage Transmission Plan Area Sub Zone B for HAI-MTM B be deleted from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve, Or That the High Voltage Transmission Plan Area B for HAI-MTM B be reduced to 7.5 metres either side of the line from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve.
Issue: Section 32 Analysis [SECTION32]					
Goh, Soon Choo & P C Trustees Limited	468	1	O	The provisions of Part 10, namely 10.4, 10.11 to 10.13 impose greater restrictions on activities than are required to give effect to the National Policy Statement on Electricity Transmission without an appropriate assessment in terms of s.32 of the RMA having been undertaken.	That the High Voltage Transmission Plan Area Sub Zone B for HAI-MTM B be deleted from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve, Or That the High Voltage Transmission Plan Area B for HAI-MTM B be reduced to 7.5 metres either side of the line from the point where it diverges from HAI-TGA A to the point (approximately 500 metres North of that where the line crosses State Highway 29 from East towards West) where the line ceases to be wholly within the road reserve.
Issue: Table 10.12A - Activity Status - Buildings & Structures [TA10.12ABU]					
Transpower New Zealand Limited	383	52	S	Retain without modification the permitted activity status in Table 10.12A, of additions to, or the replacement of any lawfully established building or structure that does not exceed the building envelope or footprint of the existing building or structure.	Retain without modification the permitted activity status in Table 10.12A, of additions to, or the replacement of any lawfully established building or structure that does not exceed the building envelope or footprint of the existing building or structure.
Transpower New Zealand Limited	383	53	S	Retain without modification, in Table 10.12A, The construction, erection and/or placement of any building or structure (unless otherwise provided for in Table 10.12A) as a non-complying activity within Sub-Zone A and as a RD in Sub Zone B.	Retain without modification, in Table 10.12A, The construction, erection and/or placement of any building or structure (unless otherwise provided for in Table 10.12A) as a non-complying activity within Sub-Zone A and as a RD in Sub Zone B.
Issue: Table 10.12A - Activity Status - Minor Structures & Activities [TA10.12AMI]					
Transpower New Zealand Limited	383	54	S	Retain without modification, in Table 10.12A, The construction, erection and/or placement of minor structures and activities within the High Voltage Transmission Plan Area.	Retain without modification, in Table 10.12A, The construction, erection and/or placement of minor structures and activities within the High Voltage Transmission Plan Area.
Issue: Table 10.12A - Activity Status - Primary Production Activities [TAB10.12AP]					
Transpower New Zealand Limited	383	57	O	Transpower raises concern to the definition of primary production activities which refers to variously to activities that can also involve buildings (e.g. glasshouses), which fall outside of the definition of factory farming and forestry. The activity should be refined to exclude all associated buildings and structures.	Amend the entry in Table 10.12A, Primary production activities, excluding factory farming and forestry, to also exclude buildings and structures associated with primary production activities, as follows: Primary production activities, 'excluding associated buildings and structures,' and factory farming and forestry.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - High Voltage Transmission Plan Area					
Issue: Width of the High Voltage Transmission Corridor [WIDTH]					
Chauval, Glenys	600	1	O	Opposes the buffer corridor as it will change the ability of owners to do what they want with their land, even if the lines are not located over the property. It will definitely lower the value of the land, and will make selling the property difficult.	The buffer corridor should not be greater than 12m wide if it has to go through.
Hart, Liz	571	1	O	The proposed corridor width is reduced from 32m each side of the transmission line in areas which are already subdivided and built on.	The proposed corridor width is reduced from 32m each side of the transmission line in areas which are already subdivided and built on to a more appropriate width such as 12m from the centre line where there are concrete poles holding the wires.
Kershaw, Maralyn May	22	1	O	The width of the corridor will restrict development and improvement opportunities.	Remove the proposal from the Proposed Plan
Lindsay, P M	433	1	O	Requests amendment of buffer corridor from 32m to 15m and raises concerns of land value for sale due to boosting power from 110Kv to 22Kv.	To reduce the 32m buffer zone to 15m in width.
Metlifecare Greenwood Park Limited	640	1	U	Amend the wording of the provision confirming the buffer corridor in Chapter 10 from 302m to 10m either side of the Transmission Line. This gives a more than adequate buffer zone without unnecessarily limiting the landowners ability to develop their land in a sensible manner.	Amend the buffer zone width from 32m to 10m.
Meys, Luke & Andrews, Julie	675	1	O	Opposes current City Plan Change, identifying need to change to one 12m buffer area with requirement to gain engineer approval which would result in no material change to landowners property right. Any development affecting access to the support structures (not lines) would require a resource consent. The existing proposal will devalue properties and imposes restrictions.	Requests adoption of one buffer zone of 12m within which any application for a building consent, subdivision or change of use requires an engineers certificate certifying compliance with current code of practice.
Ogle, Ross	1	1	O	Considers the width of the buffer corridor to be excessive and an unreasonable restriction on future options for the submitters property.	Seeks removal of submitters property from being included in the buffer corridor.
Ross, G & C M	772	1	O	Opposes the width for the corridor and decrease in land value through Matapihi Orchard Lines.	Not Stated.
Russell, Bob	1028	1	O	Submits that for situations where existing power lines are high above existing empty land that height of existing lines be considered and documented when defining buffer corridors.	Where existing power lines are high above existing empty land that height of existing lines be considered and documented when defining buffer corridors.
Lysaght Consultants Limited	437	2	O	The subzone B buffer impacts on a lot of land intended for future built development. To apply for land use consent is both expensive and lengthy with no guarantee of an end result.	A review of the width of the buffer or that the requirement for a landuse consent to build be removed.
Benton, Barry & Kay	414	3	O	The 32m buffer may be appropriate to protect lines from wind swing where the pylons are a long way apart in a rural area, but pylons in Maungatapu are close together and a full protection width of 64m through the City is ridiculous	Negotiate a lesser distance more suitable to our local environment.
Axbey, Brenden	347	4	O	Opposes the 32m corridor because it is too large and unnecessary to accommodate line swing, safety and effect is too much on landowner property.	Corridor to accommodate line swing and safety should be 1m from the pole and 1metre for 20m either side of pole, and 10-15m for remainder of line.
Transpower New Zealand Limited	383	46	SA	Transpower requires that the City Plan makes provision for a corridor to achieve the intent of the NPSET, to a maximum width of 32m, however consideration of a 'Tauranga tailored' approach to a buffer corridor and its implementation through rules in the City Plan reflect the specific nature of the City.	Amend the Transmission Plan Area to provide for a corridor that will adequately protect the National Grid from encroaching activities and that will adequately protect activities from the risks associated with transmission electric lines and which recognises both Transpower's CMP and the specific nature of Tauranga City and of Transpower's assets within the City. Transpower is currently working with TCC staff to develop this.
Powerco Limited	452	57	S	PowerCo supports the introduction of a 32m electrical line corridor either side of the centreline of the transmission electric line to manage reverse sensitivity issues.	Support the introduction of a 32m electrical line corridor either side of the centreline of the transmission electric line

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Purpose of the Network Utilities Provisions [10.1]					
The Energy Efficiency & Conservation Authority (EECA)	860	2	O	EECA submits that this section be expanded to explicitly include infrastructure such as electricity generation facilities in addition to issues relating to network utilities and distribution of transmission matters. The Plan could go further and more explicitly recognise and promote the benefits of renewable electricity generation.	Amend Section 10.1 as follows: 10.1 Provision of the Network Utilities 'and Infrastructure' Provisions. The purpose of the network utilities 'and infrastructure' provisions is to outline the objectives, policies and rules which govern the installation and operation of network utilities 'and infrastructure' throughout the City 'including encouraging the efficient use of energy.' In managing the effects of network utilities 'and infrastructure,' recognition is given to the essential role that these networks plan and the services they provide in the functioning of the City and the sub-region. 'For example, the generation of electricity from renewable energy sources result in significant local, regional and national positive effects and benefits associated with security of energy supply and reduced greenhouse gas emissions. In this regard, the provisions seek to encourage and promote the development and use of renewable energy sources throughout the City.' It is also recognised that the nature of some network utilities, 'infrastructure' and associated works need to be managed to 'avoid, remedy or mitigate any local environmental effects.' 'The network utilities and infrastructure provisions provide a resource management framework for balancing the positive effects and benefits of such activities with local environmental effects.'
Western Bay of Plenty District Council	609	7	O	It is important to recognise cross boundary infrastructure issues.	Insert the following into section 10.1: 'Tauranga City shares a long boundary with Western bay of Plenty District. It is important to acknowledge the importance of the infrastructural and network utility linkages crossing the boundary between the two districts, and to ensure the integration, coordination and safeguarding of such assets.'
Transpower New Zealand Limited	383	47	S	Retain without modification the introductory text to Section 10.1	Retain without modification the introductory text to Section 10.1
Transpower New Zealand Limited	383	48	SA	Add text to Section 10.1 which recognises both Transpower's CMP and the specific nature of the Tauranga City and of Transpower's assets within the City.	Add text to Section 10.1 which recognises both Transpower's CMP and the specific nature of the Tauranga City and of Transpower's assets within the City. This could be achieved along the following lines: 'Transpower has a Corridor Management Plan ("CMP") which it applies across the Country. Transpower's CMP seeks to protect the area directly underneath high voltage transmission lines from inappropriate development. To this effect, the CMP does not support new development proposed within 12m either side of the centre line of transmission lines, and Transpower generally seeks that these are non-complying activities in district plans. Proposals within a further 20metres either side of the 24-metre wide corridor are only supported where the developments are deemed compatible with the National Grid, and Transpower generally seeks that these are restricted discretionary activities in District Plans. In recognition of the specific nature of Tauranga City and of Transpower's assets within the City, Transpower's buffer corridor approach has been varied within the City Plan. The unique circumstances that have led to this variation include those as follows: - The City is predominately urban in nature and has limited opportunity for further infill subdivision within the existing transmission corridor; - Many lines are located in the road reserve rather than on private land, so access to assets is not, and will not be so restricted by development; - The specific attributes of the assets within Tauranga, including (broadly speaking) the heights of support structures and the span lengths between support structures, are at the lower end of the continuum and are less variable then they are within other districts; - The lines terminate within Tauranga City.
Te Tumu Kaituna 14 Trust	521	71	O	Amend 10.1 - Purpose of the Network utilities Provisions to identify the importance of network utilities in providing for the existing and future functioning of the City.	Amend 10.1 - Purpose of the Network Utilities Provisions as follows: In managing the effects of network utilities, recognition is given to the essential role that these networks play and the services they provide in the 'existing and future' functioning of the City and sub-region.
Te Tumu Landowners Group	520	71	O	Amend 10.1 - Purpose of the Network utilities Provisions to identify the importance of network utilities in providing for the existing and future functioning of the City.	Amend 10.1 - Purpose of the Network Utilities Provisions as follows: In managing the effects of network utilities, recognition is given to the essential role that these networks play and the services they provide in the 'existing and future' functioning of the City and sub-region.
Ford Land Holdings Pty Limited	519	74	O	Amend 10.1 - Purpose of the Network utilities Provisions to identify the importance of network utilities in providing for the existing and future functioning of the City.	Amend 10.1 - Purpose of the Network Utilities Provisions as follows: In managing the effects of network utilities, recognition is given to the essential role that these networks play and the services they provide in the 'existing and future' functioning of the City and sub-region.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Objective - Provision of Network Utilities [10.4.1.1]					
Powerco Limited	452	1	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. PowerCo supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Objective 10.4.1.1(a) and (b) without modification.
Transpower New Zealand Limited	383	1	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. Transpower supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Objective 10.4.1.1(a) and (b) without modification.
Josie & Jeff Paterson, Jan & Nigel Mortimer, Robert & Shelley Carlton, Jeff Lewin & Kerry Wallace	657	3	S	The Objective is supported	No change is requested
The Energy Efficiency & Conservation Authority (EECA)	860	3	SA	The amendments seek to rebalance consideration of the effects of network utilities and infrastructure. The amendments seek to more appropriately recognise the positive effects and benefits associated with the use and development of renewable energy in accord with RMA s7(j) while not overly emphasising the adverse effects.	Amend Objective 10.4.1.1 as follows: 10.4.1.1 Objective - Provision of Network Utilities and 'Infrastructure' a) The importance of network utilities 'and infrastructure' to the City's b) The sustainable, secure and efficient use and development, 'operation and maintenance' of network utilities 'and infrastructure' within the City is provided; c) The local, regional and national benefits of renewable electricity infrastructure and associated distribution and transmission networks are recognised'
Te Tumu Kaituna 14 Trust	521	72	O	Amend 10.4.1.1 a) Objective - Provision of Network Utilities to identify the importance of network utilities in providing for the existing and future functioning of the City.	Amend 10.4.1.1 a) Objective - Provision of Network Utilities as follows: a) The importance of network utilities, to the City's, region's and nation's 'existing and future' social and economic wellbeing are recognised.
Te Tumu Landowners Group	520	72	O	Amend 10.4.1.1 a) Objective - Provision of Network Utilities to identify the importance of network utilities in providing for the existing and future functioning of the City.	Amend 10.4.1.1 a) Objective - Provision of Network Utilities as follows: a) The importance of network utilities, to the City's, region's and nation's 'existing and future' social and economic wellbeing are recognised.
Ford Land Holdings Pty Limited	519	75	O	Amend 10.4.1.1 a) Objective - Provision of Network Utilities to identify the importance of network utilities in providing for the existing and future functioning of the City.	Amend 10.4.1.1 a) Objective - Provision of Network Utilities as follows: a) The importance of network utilities, to the City's, region's and nation's 'existing and future' social and economic wellbeing are recognised.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Policy - Provision of Network Utilities [10.4.1.1.1]					
Kordia Limited	614	1	S	Supports Policy 10.4.1.1(d). The Policy provides a balance check for the Plan, identifying that utility infrastructure has operational constraints limited by technology, engineering and cost.	Adopt Policy 10.4.1.1(d)
Powerco Limited	452	2	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. PowerCo supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Policy 10.4.1.1.1(b) without modification
Transpower New Zealand Limited	383	2	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. Transpower supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Policy 10.4.1.1.1(b) without modification
Powerco Limited	452	3	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. PowerCo supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Policy 10.4.1.1.1(d) without modification.
Transpower New Zealand Limited	383	3	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. Transpower supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Policy 10.4.1.1.1(d) without modification.
Josie & Jeff Paterson, Jan & Nigel Mortimer, Robert & Shelley Carlton, Jeff Lewin & Kerry Wallace	657	4	O	The policy does not address the situation where network utilities cannot be directly provided by the market and the intervention of the Council as a moderating influence is required. Such circumstances include where land is fragmented and a joint approach to the provision of services is necessary. In these situations, to fulfil its statutory integrating function, Council action is required. This should be highlighted in the policy.	Amend Policy 10.4.1.1.1 to include: 'e) By designating and securing network corridors to ensure the efficient development of urban zoned land'.
Powerco Limited	452	4	O	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. PowerCo supports many of the specific network utility policies included in the Plan, and retention of those policies is sought. PowerCo is however concerned that there is no clear policy direction in respect of minor upgrading of network utilities. One of the ways that PowerCo seeks to use and develop its existing infrastructure is by upgrading it. Minor upgrading represents the most efficient means of providing additional electricity supply with minimal adverse effects. Specific Policy guidance on minor upgrading is sought and, in accordance with how minor upgrading is treated in a regulatory sense it would be consistent to include minor upgrading in a manner consistent with operation and maintenance.	Amend Policy 10.4.1.1.1(c) to include text that seeks to enable the efficient upgrading of network utilities. This could be achieved by amending the policy as follows: By enabling the efficient establishment, operation, maintenance 'and upgrading' of network utilities.
The Energy Efficiency & Conservation Authority (EECA)	860	4	SA	Part II of the RMA requires particular regard to be had to the efficiency of the end use of energy, the effects of climate change and the benefits to be derived from the use and development of renewable energy.	Amend Policy 10.4.1.1.1 as follows: 10.4.1.1.1 Policy - Provision of Network Utilities 'and Infrastructure' a) By providing for a range of network utilities 'and infrastructure' to b) By ensuring that the provision for network utilities 'and infrastructure' that cross... c) By enabling the efficient establishment, operation and maintenance of network utilities 'and infrastructure' d) By recognising the 'functional,' technical and operational requirements of network utilities 'and infrastructure' and the 'positive effects and' benefits they provide 'e) By recognising the local, regional and national benefits of renewable electricity infrastructure and associated distribution and transmission networks.'
Transpower New Zealand Limited	383	4	O	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. Transpower supports many of the specific network utility policies included in the Plan, and retention of those policies is sought. Transpower is however concerned that there is no clear policy direction in respect of minor upgrading of network utilities. One of the ways that Transpower seeks to use and develop its existing infrastructure is by upgrading it. Minor upgrading represents the most efficient means of providing additional electricity supply with minimal adverse effects. Specific Policy guidance on minor upgrading is sought and, in accordance with how minor upgrading is treated in a regulatory sense it would be consistent to include minor upgrading in a manner consistent with operation and maintenance.	Amend Policy 10.4.1.1.1(c) to include text that seeks to enable the efficient upgrading of network utilities. This could be achieved by amending the policy as follows: By enabling the efficient establishment, operation, maintenance 'and upgrading' of network utilities.
Environment Bay Of Plenty	760	34	SA	Policy 10.4.1.1.1 is supported but should be amended to require co-location of network utilities and structures where co-location can achieve efficient use of resources and minimise effects.	Amend Policy 10.4.1.1.1 by adding the following subsection: '(e) By requiring the coordination and co-location of works between network utility operators to minimise environmental and amenity impacts and community concern and disruption.'
Te Tumu Kaituna 14 Trust	521	73	O	Amend 10.4.1.1.1 a) Policy - Provision of Network utilities to identify the importance of network utilities in providing for the existing and future functioning of the City.	Amend 10.4.1.1.1 a) Policy - Provision of Network utilities as follows: a) By providing for a range of network utilities to operate throughout the City to meet the 'existing and future' community's needs.
Te Tumu Landowners Group	520	73	O	Amend 10.4.1.1.1 a) Policy - Provision of Network utilities to identify the importance of network utilities in providing for the existing and future functioning of the City.	Amend 10.4.1.1.1 a) Policy - Provision of Network utilities as follows: a) By providing for a range of network utilities to operate throughout the City to meet the 'existing and future' community's needs.
Ford Land Holdings Pty Limited	519	76	O	Amend 10.4.1.1.1 a) Policy - Provision of Network utilities to identify the importance of network utilities in providing for the existing and future functioning of the City.	Amend 10.4.1.1.1 a) Policy - Provision of Network utilities as follows: a) By providing for a range of network utilities to operate throughout the City to meet the 'existing and future' community's needs.
Issue: Objective - Efficient Operation of Established Network Utilities [10.4.1.2]					
Powerco Limited	452	5	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. PowerCo supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Objective 10.4.1.2 without modification
The Energy Efficiency & Conservation Authority (EECA)	860	5	O	Activities in the vicinity of infrastructure and utilities may lead to adverse effects which compromise electricity generation including from renewable resources. This includes activities such as subdivisions and may include activities in neighbouring districts creating cross boundary issues.	Amend Objective 10.4.1.2 as follows: 10.4.1.2 Objective - Efficient Operation of Established Network Utilities 'and Infrastructure' The efficient operation 'and maintenance' of established network utilities 'and infrastructure' is not
Transpower New Zealand Limited	383	5	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. Transpower supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Objective 10.4.1.2 without modification

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Policy - Efficient Operation of Network Utilities [10.4.1.2.1]					
Powerco Limited	452	6	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. PowerCo supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Policy 10.4.1.2.1 without modification
The Energy Efficiency & Conservation Authority (EECA)	860	6	O	The amendments accord with RMA section 7 (ba) and 7(j)	Amend Policy 10.4.1.2.1 as follows: 10.4.1.2.1 Policy - Efficient Operation of Established Network Utilities 'and Infrastructure' By ensuring the security, safety and reliability of the City's existing network utilities 'and infrastructure' is considered in the assessment of subdivision, use and development 'including the provision of renewable energy generation and measures to improve energy efficiency'
Transpower New Zealand Limited	383	6	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. Transpower supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Policy 10.4.1.2.1 without modification
Issue: Objective - Construction, Operation & Maintenance of Network Utilities [10.4.1.3]					
Telecom New Zealand Limited	648	1	O	Objective 10.4.1.3(b) as worded lacks direction. Further it is inconsistent with the purpose of the RMA and in some circumstances unrealistic. To provide more direction and ensure consistency with the RMA and workability, it is considered that the objective should be seeking to mitigate any adverse effects on amenity, landscape character, streetscape and heritage values resulting from the operation and maintenance of network utilities, as opposed to stating simply that there should not be any adverse effects.	Amend Objective 10.4.1.3 as follows: b) The operation and maintenance of network utilities 'mitigates any' adverse 'effects on' amenity, landscape character, streetscape and heritage values.
Kordia Limited	614	2	O	Seeks Amendment to Policy 10.4.1.3. There is a need to balance and manage the different amenity effects of utility infrastructure in the environment. The Plan cannot require all effects to be mitigated.	Insert the following text or words to this effect, at the end of the Objective stated in 10.4.1.3: 'Whilst recognising the form and function of the utility and the value of the services that it can provide to the community.'
Sandy Walker Group	490	6	S	Submitter agrees with the following Objectives and Policies: - Objective - Construction, operation and maintenance of network utilities	Agree with the following Objectives and Policies: - Objective - Construction, operation and maintenance of network utilities
Powerco Limited	452	7	O	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. PowerCo supports many of the specific network utility policies included in the Plan, and retention of those policies is sought. PowerCo is however concerned that there is no clear policy direction in respect of minor upgrading of network utilities. One of the ways that PowerCo seeks to use and develop its existing infrastructure is by upgrading it. Minor upgrading represents the most efficient means of providing additional electricity supply with minimal adverse effects. Specific Policy guidance on minor upgrading is sought and, in accordance with how minor upgrading is treated in a regulatory sense it would be consistent to include minor upgrading in a manner consistent with operation and maintenance.	Amend the heading of Objective 10.4.1.3 to include upgrading as follows: Objective - Construction, Operation, maintenance 'and Upgrading' of Network Utilities.
The Energy Efficiency & Conservation Authority (EECA)	860	7	O	The amendments accord with RMA section 5 and 7 (j).	Amend Objective 10.4.1.3 as follows: 10.4.1.3 Objective - Construction, Operation and Maintenance of Network Utilities 'and Infrastructure' a) The construction of network utilities 'and infrastructure avoids, remedies or mitigates.... b) The operation, and maintenance of network utilities 'and infrastructure avoids, remedies or mitigates any potential adverse effects on' amenity... 'c) The construction, operation and maintenance of network utilities and infrastructure results in positive effects and benefits associated with the use and development of renewable energy generation'
Transpower New Zealand Limited	383	7	O	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. Transpower supports many of the specific network utility policies included in the Plan, and retention of those policies is sought. Transpower is however concerned that there is no clear policy direction in respect of minor upgrading of network utilities. One of the ways that Transpower seeks to use and develop its existing infrastructure is by upgrading it. Minor upgrading represents the most efficient means of providing additional electricity supply with minimal adverse effects. Specific Policy guidance on minor upgrading is sought and, in accordance with how minor upgrading is treated in a regulatory sense it would be consistent to include minor upgrading in a manner consistent with operation and maintenance.	Amend the heading of Objective 10.4.1.3 to include upgrading as follows: Objective - Construction, Operation, maintenance 'and Upgrading' of Network Utilities.
Powerco Limited	452	8	O	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. PowerCo supports many of the specific network utility policies included in the Plan, and retention of those policies is sought. PowerCo is however concerned that there is no clear policy direction in respect of minor upgrading of network utilities. One of the ways that PowerCo seeks to use and develop its existing infrastructure is by upgrading it. Minor upgrading represents the most efficient means of providing additional electricity supply with minimal adverse effects. Specific Policy guidance on minor upgrading is sought and, in accordance with how minor upgrading is treated in a regulatory sense it would be consistent to include minor upgrading in a manner consistent with operation and maintenance.	Amend Objective 10.4.1.3 (a) and (b) to include a reference to upgrading in section (and) and to minor upgrading in subsection (b), and to require that adverse effects be avoided or mitigated to the extent practicable, as follows: ... a) The construction 'and upgrading' of network utilities 'avoids or' mitigates, 'to the extent practicable' and potential adverse effects on amenity, landscape character, streetscape and heritage values; b) The operation, maintenance 'and minor upgrading' of network utilities does not, 'to the extent practicable,' adversely effect amenity, landscape character, streetscape and heritage values.
Transpower New Zealand Limited	383	8	O	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. Transpower supports many of the specific network utility policies included in the Plan, and retention of those policies is sought. Transpower is however concerned that there is no clear policy direction in respect of minor upgrading of network utilities. One of the ways that Transpower seeks to use and develop its existing infrastructure is by upgrading it. Minor upgrading represents the most efficient means of providing additional electricity supply with minimal adverse effects. Specific Policy guidance on minor upgrading is sought and, in accordance with how minor upgrading is treated in a regulatory sense it would be consistent to include minor upgrading in a manner consistent with operation and maintenance.	Amend Objective 10.4.1.3 (a) and (b) to include a reference to upgrading in section (and) and to minor upgrading in subsection (b), and to require that adverse effects be avoided or mitigated to the extent practicable, as follows: ... a) The construction 'and upgrading' of network utilities 'avoids or' mitigates, 'to the extent practicable' and potential adverse effects on amenity, landscape character, streetscape and heritage values; b) The operation, maintenance 'and minor upgrading' of network utilities does not, 'to the extent practicable,' adversely effect amenity, landscape character, streetscape and heritage values.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Policy - Undergrounding of Infrastructure Associated with Network Utilities [10.4.1.3.1]					
Trustpower Limited	658	6	S	Undergrounding high voltage transmission lines can be costly and is not always a sustainable option. Trustpower supports Objective 10.4.1.3 and associated Policy 10.4.1.3.1.	Retain Objective 10.4.1.3
Sandy Walker Group	490	7	SA	Submitter agrees with, but requests amendment to: - 10.4.1.3.1 Policy - Undergrounding of infrastructure associated with network utilities by deleting subclause (c)	Delete subclause (c) from 10.4.1.3.1 Policy - Undergrounding of infrastructure associated with network utilities by deleting subclause (c)
Trustpower Limited	658	7	S	Undergrounding high voltage transmission lines can be costly and is not always sustainable option. Trustpower supports policy 10.4.1.3.1 which lists considerations for undergrounding.	Retain Policy 10.4.1.3.1
Powerco Limited	452	9	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. PowerCo supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Policies 10.4.1.3.1(c) and (d) without modification.
Transpower New Zealand Limited	383	9	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. Transpower supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Policies 10.4.1.3.1(c) and (d) without modification.
Department Of Conservation	848	15	O	The underground installation of utilities can have significant adverse effects on some significant ecosystems by altering the drainage patterns of wetlands, and by allowing weed, pest and domestic predator access into these areas along disturbed paths.	Add 'ecological values' or similar to this Policy, to ensure that the underground installation of network utilities recognises and addresses environmental values.
Issue: Policy - Effects on the Environment [10.4.1.3.2]					
The Energy Efficiency & Conservation Authority (EECA)	860	8	O	The amendments accord with RMA section 5 and section 7(j), and the definition of effects which includes positive effects. The amendments will allow a more comprehensive assessment of effects.	Amend Policy 10.4.1.3.2 as follows: By ensuring that network utilities are designed, sited, operated and maintained 'in a manner which recognises the positive effects of development and to avoid, remedy or mitigate any' potential adverse effects: a) On other network utilities 'and infrastructure;'
Powerco Limited	452	10	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. PowerCo supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Policy 10.4.1.3.2 without modification.
Transpower New Zealand Limited	383	10	S	The objectives and policies of a plan are important because they set up a policy framework against which matters such as resource consents, plan changes and designations are assessed. Transpower supports many of the specific network utility policies included in the Plan, and retention of those policies is sought.	Retain Policy 10.4.1.3.2 without modification.
Department Of Conservation	848	16	O	The siting of some utilities can have significant adverse effects on some ecosystems, by altering drainage patterns, allowing weed, pest and domestic predator access into these areas along disturbed paths.	Insert 'ecological values' or a term with similar meaning to ensure that these values are addressed in designing and siting network utilities.
Sandy Walker Group	490	129	S	Submitter agrees with the following Objectives and Policies: - 10.4.1.3.2 Policy - Effects on the environment	Agree with the following Objectives and Policies: - 10.4.1.3.3 Policy - Effects on the environment
Issue: Policy - Effects on Open Space [10.4.1.3.3]					
Sandy Walker Group	490	130	S	Submitter agrees with the following Objectives and Policies: - 10.4.1.4 Objective - Effects on Open Space	Agree with the following Objectives and Policies: - 10.4.1.4 Objective - Effects on Open Space
Property Council of New Zealand (Bay of Plenty Branch)	491	153	O	Oppose in part. This policy sets a direction that does not favour the co-location of services in reserves. In terms of efficient land use planning and development there are numerous occasions where co-location should be supported. While the utility should not compromise the function of a particular reserve there are design opportunities that can avoid impacts on the reserve while still providing for the utility.	Provide a new policy that recognises co-location as appropriate where effects on function are managed.
Issue: Objective - Health & Safety of Community [10.4.1.4]					
Sandy Walker Group	490	131	S	Submitter agrees with the following Objectives and Policies: - 10.4.1.4 Objective - Health and safety of community	Agree with the following Objectives and Policies: - 10.4.1.4 Objective - Health and safety of community
Issue: Policy - Health & Safety of Community [10.4.1.4.1]					
Sandy Walker Group	490	132	S	Submitter agrees with the following Objectives and Policies: - 10.4.1.4.1 Policy - Health and safety of community	Agree with the following Objectives and Policies: - 10.4.1.4.1 Policy - Health and safety of community
Issue: Objective - Energy Efficiency & Renewable Energy Generation [10.4.1.5]					
The Energy Efficiency & Conservation Authority (EECA)	860	9	O	Given the current requirement for renewable energy, it is imperative that strong district planning provisions to positively promote the development of renewable energy.	Amend Objective 10.4.1.5 as follows: The efficient use of energy, and the use of energy from renewable energy 'sources is encouraged and promoted.'
Sandy Walker Group	490	133	S	Submitter agrees with the following Objectives and Policies: - 10.4.1.5 Objective - Energy Efficiency and renewable energy generation	Agree with the following Objectives and Policies: - 10.4.1.5 Objective - Energy Efficiency and renewable energy generation

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Policy - Energy Efficiency & Renewable Energy [10.4.1.5.1]					
The Energy Efficiency & Conservation Authority (EECA)	860	10	O	The amendments accord with RMA section 7(j)	Amend Policy 10.4.1.5.1 as follows: By encouraging 'and promoting' energy efficiency and, the development and use of renewable energy 'resources' throughout the City 'recognising the significant local, regional and national benefits associated with security of electricity supply and reduced greenhouse gas emissions.'
Powerco Limited	452	34	O	Amend Policy 10.4.1.5.1 to appropriately recognise the relationship between electricity generation and the required connection activities.	10.4.1.5.1 Policy - Energy Efficiency and Renewable Energy By encouraging energy efficiency and, where appropriate, the development, 'connection to the National Grid or a distribution system', and use of renewable energy generation throughout the City.
Transpower New Zealand Limited	383	34	O	Amend Policy 10.4.1.5.1 to appropriately recognise the relationship between electricity generation and the required connection activities.	10.4.1.5.1 Policy - Energy Efficiency and Renewable Energy By encouraging energy efficiency and, where appropriate, the development, 'connection to the National Grid or a distribution system', and use of renewable energy generation throughout the City.
Powerco Limited	452	35	O	Amend Policy 10.4.1.5.2 to appropriately recognise the relationship between electricity generation and the required connection activities.	Amend 10.4.1.5.2 Policy - Adverse effects of Renewable Energy Generation, as follows: By ensuring that any adverse effects on the environment of renewable energy generation activities, 'including its connection to the National Grid or a distribution system, are 'to the extent practicable, avoided, remedied or' mitigated.
Sandy Walker Group	490	134	S	Submitter agrees with the following Objectives and Policies: - 10.4.1.5.1 Policy - Energy efficiency and renewable energy generation	Agree with the following Objectives and Policies: - 10.4.1.5.1 Policy - Energy efficiency and renewable energy generation
Issue: Policy - Adverse Effects of Renewable Energy Generation [10.4.1.5.2]					
Trustpower Limited	658	8	O	Trustpower opposes Policy 10.4.1.5.2 Adverse effects of renewable energy generation. The Policy is inappropriately focused on adverse effects. The RMA provides that effects may be positive, negative or temporary. There are several other Chapters in the Plan which Council has the ability to assess effects being Landscape/Rural. This policy should provide for renewable energy generation consistent with Government Policy and the RMA.	Delete proposed Policy 10.4.1.5.2 and replace with the following two Policies: ' Policy 10.4.1.5.2 - By ensuring that regard is had to the benefits derived from the use and development of renewable energy generation AND Policy 10.4.1.5.3 - The functional need for renewable energy generation to be located where the resource is'.
The Energy Efficiency & Conservation Authority (EECA)	860	11	O	The amendments accord with RMA section 5.	Amend Policy 10.4.1.5.2 as follows: By ensuring that any adverse effects on the environment of renewable energy generation activities are 'avoided, remedied or' mitigated.
Transpower New Zealand Limited	383	35	O	Amend Policy 10.4.1.5.2 to appropriately recognise the relationship between electricity generation and the required connection activities.	Amend 10.4.1.5.2 Policy - Adverse effects of Renewable Energy Generation, as follows: By ensuring that any adverse effects on the environment of renewable energy generation activities, 'including its connection to the National Grid or a distribution system', are 'to the extent practicable, avoided, remedied or' mitigated.
Sandy Walker Group	490	135	S	Submitter agrees with the following Objectives and Policies: - 10.4.1.5.2 Policy - Adverse effects on renewable energy generation	Agree with the following Objectives and Policies: - 10.4.1.5.2 Policy - Adverse effects on renewable energy generation
Issue: Rule - New Lines & Support Structures [10.5A]					
Powerco Limited	452	32	S	Retain in Activity Table 10.5A, permitted activity status for new lines on single support pole structures where they involve extensions to, or new lines above ground lines where the existing distribution is overhead - permitted throughout the City.	Retain in Activity Table 10.5A, permitted activity status for new lines on single support pole structures where they involve extensions to, or new lines above ground lines where the existing distribution is overhead - permitted throughout the City.
Powerco Limited	452	33	S	Retain, in Activity Table 10.5A, permitted activity status for new lines on single pole support structures where they are located within the Rural, Rural Marae Community and Ngati Kahu Papakainga and the Road Zone.	Retain, in Activity Table 10.5A, permitted activity status for new lines on single pole support structures where they are located within the Rural, Rural Marae Community and Ngati Kahu Papakainga and the Road Zone.
Issue: Rule - Permitted Activity Rules - General Permitted Activity Rules for Network Utilities [10.6]					
Transpower New Zealand Limited	383	19	O	The text under the heading General Permitted Activity Rules for Network Utilities contains a note to the effect that any activity that does not comply with a Permitted Activity Rule shall be considered a Restricted Discretionary Activity, unless otherwise stated. The legal status of the note is uncertain and inappropriate.	Delete the Note that follows Rule 10.6 and include text to the same intent (i.e any activity that does not comply with a Permitted Activity Rule shall be considered a Restricted Discretionary Activity, unless otherwise stated) in Activity Table 10.5A, as follows: 'Activities that do not comply with a Permitted Activity Rule, unless otherwise stated - RD in all zones' OR Alternatively, and to achieve the same outcome, the text could be converted to Rule form, as is done in relation to Rule 10.8.1(b), as follows: 'Activities that do not comply with a Permitted Activity Rule are restricted discretionary activities unless otherwise stated.
Powerco Limited	452	21	O	The text under the heading General Permitted Activity Rules for Network Utilities contains a note to the effect that any activity that does not comply with a Permitted Activity Rule shall be considered a Restricted Discretionary Activity, unless otherwise stated. The legal status of the note is uncertain and inappropriate.	Delete the Note that follows Rule 10.6 and include text to the same intent (i.e any activity that does not comply with a Permitted Activity Rule shall be considered a Restricted Discretionary Activity, unless otherwise stated) in Activity Table 10.5A, as follows: 'Activities that do not comply with a Permitted Activity Rule, unless otherwise stated - RD in all zones' OR Alternatively, and to achieve the same outcome, the text could be converted to Rule form, as is done in relation to Rule 10.8.1(b), as follows: 'Activities that do not comply with a Permitted Activity Rule are restricted discretionary activities unless otherwise stated.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Rule - Underlying Zone Provisions [10.6.1]					
TelstraClear Limited	464	3	O	Rule 10.6.1 go against the rationale for having a separate network utilities chapter (where the rules of the network utility chapter are used instead of the underlying zone) by requiring network utilities to be assessed against the rules of the network utilities chapter as well as the underlying zone. This means that network utilities need to be assessed against rules that have not taken into consideration the differences of network utilities to buildings and other typical structures of the zone. TelstraClear consider that the notes of Rule 10.6.1 require re-wording for clarification purposes and to reverse the statement that requires rules of the underlying zone to take precedence.	Amend Rule 10.6.1 as follows: Remove the first note, and amend the second note as follows: Note: Unless otherwise stated, the provisions of 'Chapter 10 - Network Utilities and Designations' shall prevail
Vodafone New Zealand Limited	382	3	O	Rule 10.6.1 go against the rationale for having a separate network utilities chapter (where the rules of the network utility chapter are used instead of the underlying zone) by requiring network utilities to be assessed against the rules of the network utilities chapter as well as the underlying zone. This means that network utilities need to be assessed against rules that have not taken into consideration the differences of network utilities to buildings and other typical structures of the zone. Vodafone consider that the notes of Rule 10.6.1 require re-wording for clarification purposes and to reverse the statement that requires rules of the underlying zone to take precedence.	Amend Rule 10.6.1 as follows: Remove the first note, and amend the second note as follows: Note: Unless otherwise stated, the provisions of 'Chapter 10 - Network Utilities and Designations' shall prevail
Telecom New Zealand Limited	648	4	O	This general reference to zone provisions is unclear, confusing for plan users and creates multiple layers of rules that apply to network utilities. As such it provides opportunities for non-compliances and standards to be overlooked, different interpretations to occur and for conflicts to rise between rules. A stand along Chapter would provide a 'one stop shop' approach.	Delete Rule 10.6.1, and associated note.
Transpower New Zealand Limited	383	18	O	The text included in Rule 10.6.1 is identified as a 'Note'. Rule 10.6.1 is void for certainty and inappropriate. It should be deleted. If Council wishes to have certain zone rules prevail over the conditions in the utility chapter then it is appropriate that these be made explicit in the utility chapter. The Note simply introduces a further layer of unnecessary complication.	Delete Rule 10.6.1 and replace the text with the following: 'Network Utility Activities are not required to comply with the provisions of the rules of the underlying zone, unless specifically stated to the contrary in this Chapter.
Powerco Limited	452	20	O	The text included in Rule 10.6.1 is identified as a 'Note'. Rule 10.6.1 is void for certainty and inappropriate. It should be deleted. If Council wishes to have certain zone rules prevail over the conditions in the utility chapter then it is appropriate that these be made explicit in the utility chapter. The Note simply introduces a further layer of unnecessary complication.	Delete Rule 10.6.1 and replace the text with the following: 'Network Utility Activities are not required to comply with the provisions of the rules of the underlying zone, unless specifically stated to the contrary in this Chapter.
Issue: Rule - Cabinets within the Road Zone [10.6.10]					
Telecom New Zealand Limited	648	8	O	The permitted activity rules for cabinets are confusing and disjointed. It is requested that the standards for cabinets be contained in one place, under one provision. There are also conflicts with the NES and clarification is required.	Amend Rule 10.6.10 to include all permitted activity provisions for cabinets, both within the road zone, outside the road zone and for those attached to buildings and structures and subsequently delete Rule 10.6.12.3. The submission outlines a full list of how the rule is proposed to be written.
TelstraClear Limited	464	8	O	There is a need to provide clarity with respect to the various rules relating to cabinets in the Chapter to provide better clarity for Plan users implementing the Plan. Rule 10.6.10 is titled 'Cabinets in the Road Zone, yet there are rules relating to cabinets located on private property.	Amend Rule 10.6.10 to provide more clarity and exclude foundation plinths from the overall height calculations of cabinets as follows: 10.6.10 Cabinets a) Cabinets within the Road Zone that adjoining any: ... vi) The height shall not exceed 1.8metres ('excluding any foundation plinth...') (b) ... (ii) The height shall not exceed 2.5 metres ('excluding' any foundation plinth...'). c) 'Radio and telecommunication cabinets attached to any building or structure within any Rural, Commercial, Industrial or Road Zone shall comply with the following dimensions: i) 4m2 gross floor area (GFA); ii) 2.5metres in height (excluding any foundation plinth the cabinet may be placed upon) above the point of attachment, or 2.5 metres above the permitted height of the zone, whichever is greater. and delete Rule 10.6.12.3 as a consequence of it being included within Amended Rule 10.6.10.
Vodafone New Zealand Limited	382	8	O	There is a need to provide clarity with respect to the various rules relating to cabinets in the Chapter to provide better clarity for Plan users implementing the Plan. Rule 10.6.10 is titled 'Cabinets in the Road Zone, yet there are rules relating to cabinets located on private property.	Amend Rule 10.6.10 to provide more clarity and exclude foundation plinths from the overall height calculations of cabinets as follows: 10.6.10 Cabinets a) Cabinets within the Road Zone that adjoining any: ... vi) The height shall not exceed 1.8metres ('excluding any foundation plinth...') (b) ... (ii) The height shall not exceed 2.5 metres ('excluding' any foundation plinth...'). c) 'Radio and telecommunication cabinets attached to any building or structure within any Rural, Commercial, Industrial or Road Zone shall comply with the following dimensions: i) 4m2 gross floor area (GFA); ii) 2.5metres in height (excluding any foundation plinth the cabinet may be placed upon) above the point of attachment, or 2.5 metres above the permitted height of the zone, whichever is greater. and delete Rule 10.6.12.3 as a consequence of it being included within Amended Rule 10.6.10.
Powerco Limited	452	85	S	Retain, without modification Rule 10.6.10 - Cabinets in the Road Zone.	Retain, without modification Rule 10.6.10 - Cabinets in the Road Zone.
Issue: Rule - Replacement or Upgrading of Above Ground Transmission or Distribution Electric Lines and Support Structures [10.6.11.1]					
Trustpower Limited	658	5	S	Trustpower supports Rule 10.6.11.1 which allows the Replacement or Upgrading of Above Ground Transmission or Distribution Electric lines and support structures.	Retain Rule 10.6.11.1 - Replacement or Upgrading of Above Ground Transmission or Distribution Electric Lines and Support Structures
Transpower New Zealand Limited	383	17	S	Retain Appendix 10A - Tower Relocation Envelope, as cross referenced in Rule 10.6.11.1	Retain Appendix 10A - Tower Relocation Envelope, as cross referenced in Rule 10.6.11.1
Powerco Limited	452	19	S	Retain Appendix 10A - Tower Relocation Envelope, as cross referenced in Rule 10.6.11.1	Retain Appendix 10A - Tower Relocation Envelope, as cross referenced in Rule 10.6.11.1
Issue: Rule - Temporary Diesel-Fuelled Generation Activities [10.6.11.2]					
Trustpower Limited	658	2	S	Trustpower is supportive of the specific rule for Temporary Diesel generators and the provision for these as a permitted activity in the Rural Zone. This ensures that electricity can be supplied at all time, including emergency situations.	Retain Rule 10.6.11.2, and the permitted activity status of Diesel generation in Table 10.5A.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Rule - Radio & Telecommunication Masts [10.6.12.1]					
Telecom New Zealand Limited	648	10	O	The rule requires masts and associated antennas and aerials to be located 15m from the site boundary of certain area. This is considered unrealistic in the road zone. It is requested that telecommunication masts and associated antennas and aerials which are located in the Road one be excluded from requiring to comply with a 15m setback from these sensitive areas.	10.6.12.1 Radio and Telecommunication Masts b)... Except for radio and telecommunication masts and associated antennas and aerials located within the Road Zone.
TelstraClear Limited	464	10	O	Rule 10.6.12.1(b) - Mast Setbacks requires telecommunication masts, in certain circumstances, to be setback 15m from site boundaries. This is considered to be too restrictive to allow Vodafone to effectively and efficiently operate, expand and upgrade their network. Further, it is considered that the setback requirement serves no reasonable resource management purpose, and there are other provisions in the Plan that better manage the effects of masts on adjacent properties. Furthermore, the rules contained in both the commercial and industrial chapters of the Plan require buildings, structures and activities that adjoin a non-commercial site in a non-commercial or non-industrial zone to be set back 5m from the zone boundary. It is considered inequitable that buildings are only required to be setback 5m, where a mast is required to be set back 15m.	Amend the setback requirement of Rule 10.6.12.1(b), as follows: 10.6.12.1 Radio and Telecommunication Masts b) Setback '5 metres' from the site boundary of any:
Vodafone New Zealand Limited	382	10	O	Rule 10.6.12.1(b) - Mast Setbacks requires telecommunication masts, in certain circumstances, to be setback 15m from site boundaries. This is considered to be too restrictive to allow Vodafone to effectively and efficiently operate, expand and upgrade their network. Further, it is considered that the setback requirement serves no reasonable resource management purpose, and there are other provisions in the Plan that better manage the effects of masts on adjacent properties. Furthermore, the rules contained in both the commercial and industrial chapters of the Plan require buildings, structures and activities that adjoin a non-commercial site in a non-commercial or non-industrial zone to be set back 5m from the zone boundary. It is considered inequitable that buildings are only required to be setback 5m, where a mast is required to be set back 15m.	Amend the setback requirement of Rule 10.6.12.1(b), as follows: 10.6.12.1 Radio and Telecommunication Masts b) Setback '5 metres' from the site boundary of any:
TelstraClear Limited	464	11	O	There is potential conflict between Rules 10.6.12.1(b) and (c) with the NES for activities located in the Road Zone. This needs to be reworded and clarified to not undermine the NES, specifically in relation to the definition of a sensitive zone (which includes all residential zoned properties).	Amend Rule 10.6.12.1(b) and (c) to exclude all residential zones from sensitive zones when the application is for an activity in the road zone that is provided for by other legislation, as follows: 10.6.12.1 Radio and Telecommunication Masts b) Setback '5 metres' from the site boundary of any: i) Sensitive zone ('excluding activities in the road zone that are provided for by other legislation and adjoin a residential zone); ... c)... i) Sensitive zone ('excluding activities in the road zone that are provided for by other legislation and adjoin a residential zone).
Vodafone New Zealand Limited	382	11	O	There is potential conflict between Rules 10.6.12.1(b) and (c) with the NES for activities located in the Road Zone. This needs to be reworded and clarified to not undermine the NES, specifically in relation to the definition of a sensitive zone (which includes all residential zoned properties).	Amend Rule 10.6.12.1(b) and (c) to exclude all residential zones from sensitive zones when the application is for an activity in the road zone that is provided for by other legislation, as follows: 10.6.12.1 Radio and Telecommunication Masts b) Setback '5 metres' from the site boundary of any: i) Sensitive zone ('excluding activities in the road zone that are provided for by other legislation and adjoin a residential zone); ... c)... i) Sensitive zone ('excluding activities in the road zone that are provided for by other legislation and adjoin a residential zone).
Issue: Rule - Radio & Telecommunication Cabinets Attached to any Building or Structure [10.6.12.3]					
Telecom New Zealand Limited	648	9	O	The permitted activity rules for cabinets are confusing and disjointed. It is requested that the standards for cabinets be contained in one place, under one provision. There are also conflicts with the NES and clarification is required.	Amend Rule 10.6.10 to include all permitted activity provisions for cabinets, both within the road zone, outside the road zone and for those attached to buildings and structures and subsequently delete Rule 10.6.12.3. The submission outlines a full list of how the rule is proposed to be written.
TelstraClear Limited	464	9	O	There is a need to provide clarity with respect to the various rules relating to cabinets in the Chapter to provide better clarity for Plan users implementing the Plan. Rule 10.6.10 is titled 'Cabinets in the Road Zone, yet there are rules relating to cabinets located on private property. There are also rules for Cabinets in 10.6.12.3, and both rules should be combined into one Rule, being 10.6.10.	Delete Rule 10.6.12.3 as a consequence of it being included within Amended Rule 10.6.10.
Vodafone New Zealand Limited	382	9	O	There is a need to provide clarity with respect to the various rules relating to cabinets in the Chapter to provide better clarity for Plan users implementing the Plan. Rule 10.6.10 is titled 'Cabinets in the Road Zone, yet there are rules relating to cabinets located on private property. There are also rules for Cabinets in 10.6.12.3, and both rules should be combined into one Rule, being 10.6.10.	Delete Rule 10.6.12.3 as a consequence of it being included within Amended Rule 10.6.10.
Issue: Rule - Rules in Other Sections of the Plan [10.6.13]					
Telecom New Zealand Limited	648	11	O	In Rule 10.6.13(a) reference is made to compliance with the underlying zone. In accordance with the submission it is considered to have to comply with such provision. As such it is sought that the reference to comply with the permitted activity provision of the underlying zone be removed.	Delete (a) from Rule 10.6.13.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Rule - Building Height [10.6.2]					
TelstraClear Limited	464	4	O	Rule 10.6.2 (a) (v) restricts the height of network utilities to that of the zone height in certain circumstances in the Tauriko Business Estate. The restriction of network utilities to zone height within the Business Estate will inhibit the ability of Vodafone to establish a viable telecommunication facility in the area. The reason being, is that wireless telecommunications technology depends on the unimpeded reception and transmission of signals and antennas must therefore consequently sit above the height of the immediate surrounding buildings. By limiting the height of antennas to the same height as buildings, there is little to no scope for suitable locations for antennas that are clear of surrounding structures.	Amend 10.6.2 (a) (v) to include an exception for telecommunications masts and antennas as follows: ... then the maximum height limit of that zone applies (refer Rule 18.4.1.2 b) and c) - Tauriko Industry Zone) 'excluding telecommunications masts, antennas and aerials, which can exceed the maximum height limit by 5 metres.
Vodafone New Zealand Limited	382	4	O	Rule 10.6.2 (a) (v) restricts the height of network utilities to that of the zone height in certain circumstances in the Tauriko Business Estate. The restriction of network utilities to zone height within the Business Estate will inhibit the ability of Vodafone to establish a viable telecommunication facility in the area. The reason being, is that wireless telecommunications technology depends on the unimpeded reception and transmission of signals and antennas must therefore consequently sit above the height of the immediate surrounding buildings. By limiting the height of antennas to the same height as buildings, there is little to no scope for suitable locations for antennas that are clear of surrounding structures.	Amend 10.6.2 (a) (v) to include an exception for telecommunications masts and antennas as follows: ... then the maximum height limit of that zone applies (refer Rule 18.4.1.2 b) and c) - Tauriko Industry Zone) 'excluding telecommunications masts, antennas and aerials, which can exceed the maximum height limit by 5 metres.
Telecom New Zealand Limited	648	5	O	It is not considered appropriate or necessary for telecommunications lines and support structures, and radio and telecommunication masts and associated facilities from having to comply with the height provisions for the Tauriko Industry Zone. It is not practical for a telecommunication mast which requires a clear line of sight to gain the necessary coverage. As such, the height standards for masts need to be higher than the zone height standards to ensure the provisions are workable.	Amend Rules 10.6.2(a)(v) & (vi) so that telecommunication lines and support structures, and radio telecommunication masts and associated facilities are exempt from complying with the specific height provisions of the Tauriko Industry Zone, as below: unless the activities 'under i) and iii)' are
TelstraClear Limited	464	5	O	Rule 10.6.2 (a) (vi) restricts the height of network utilities to that of the zone height in certain circumstances in the Tauriko Business Estate. The restriction of network utilities to zone height within the Business Estate will inhibit the ability of TelstraClear to establish a viable telecommunication facility in the area. The reason being, is that wireless telecommunications technology depends on the unimpeded reception and transmission of signals and antennas must therefore consequently sit above the height of the immediate surrounding buildings. By limiting the height of antennas to the same height as buildings, there is little to no scope for suitable locations for antennas that are clear of surrounding structures.	Amend 10.6.2 (a) (vi) to include an exception for telecommunications masts and antennas as follows: ... then the maximum height limit of that zone applies (refer Rule 18.4.1.2 b) and c) - Tauriko Industry Zone) 'excluding telecommunications masts, antennas and aerials, which can exceed the maximum height limit by 5 metres.
Vodafone New Zealand Limited	382	5	O	Rule 10.6.2 (a) (vi) restricts the height of network utilities to that of the zone height in certain circumstances in the Tauriko Business Estate. The restriction of network utilities to zone height within the Business Estate will inhibit the ability of Vodafone to establish a viable telecommunication facility in the area. The reason being, is that wireless telecommunications technology depends on the unimpeded reception and transmission of signals and antennas must therefore consequently sit above the height of the immediate surrounding buildings. By limiting the height of antennas to the same height as buildings, there is little to no scope for suitable locations for antennas that are clear of surrounding structures.	Amend 10.6.2 (a) (vi) to include an exception for telecommunications masts and antennas as follows: ... then the maximum height limit of that zone applies (refer Rule 18.4.1.2 b) and c) - Tauriko Industry Zone) 'excluding telecommunications masts, antennas and aerials, which can exceed the maximum height limit by 5 metres.
Telecom New Zealand Limited	648	6	O	In addition to Rule 10.6.2, provisions are also provided where buildings or structures are located within an identified viewshaft protection area (Rule 10.6.2(b)). These provisions are confusing to read and it is difficult to determine whether or not they apply to telecommunication facilities. If compliance is required for telecommunication facilities, particularly masts, it is considered that the rules will be unworkable and impractical for such activities, triggering non-compliances, particularly given the broad nature of these viewshaft areas.	Amend Rule 10.6.2(b) so that telecommunication lines and support structures, and radio and telecommunication masts and associated facilities are exempt from complying with the specific height provisions relating to the viewshaft protection areas as follows: iv) Telecommunication lines and single-pole support structures, which shall be no greater than 17m; v) Radio and telecommunication masts, antennas, aerials and cabinets (refer to Rule 10.6.12 - Specific Network Utility Permitted Activity Rules - Radio and Telecommunications)
TelstraClear Limited	464	6	O	There is ambiguity as to whether telecommunication antennas are able to exceed the maximum height of the viewshaft protection area as a permitted activity, as Rule 10.6.2(b) (iii) (a) excludes any network utility located outside the road zone that is located within a sensitive area. Telecommunication antennas need to sit above the height of surrounding structures to ensure the efficient and effective operation of the network. It is considered that the wording of Rule 10.6.2(b) requires amendment to explicitly state that part of (iii) of the rule does not apply to the exemptions listed in part (i) and (ii) of the Rule.	Amend Rule 10.6.2(b) to explicitly exclude activities listed as a permitted height intrusion from requiring resource consent, as follows: iii) Any 'other' Network Utility 'not listed in (i) and (ii) above...
Vodafone New Zealand Limited	382	6	O	There is ambiguity as to whether telecommunication antennas are able to exceed the maximum height of the viewshaft protection area as a permitted activity, as Rule 10.6.2(b) (iii) (a) excludes any network utility located outside the road zone that is located within a sensitive area. Telecommunication antennas need to sit above the height of surrounding structures to ensure the efficient and effective operation of the network. It is considered that the wording of Rule 10.6.2(b) requires amendment to explicitly state that part of (iii) of the rule does not apply to the exemptions listed in part (i) and (ii) of the Rule.	Amend Rule 10.6.2(b) to explicitly exclude activities listed as a permitted height intrusion from requiring resource consent, as follows: iii) Any 'other' Network Utility 'not listed in (i) and (ii) above...
Transpower New Zealand Limited	383	20	S	Retain the existing exemptions in Rule 10.6.2 - Building height for transmission electric lines and single pole structures.	Retain the existing exemptions in Rule 10.6.2 - Building height for transmission electric lines and single pole structures.
Powerco Limited	452	22	SA	With regard to the Rules of 10.6, many of these already include exclusion for electricity transmission and distribution electric lines and single-pole support structures. Such exemptions are supported, however in the context of Section 10(3) RMA, a further exclusion for all existing electric lines and their support structures, irrespective of their height or location throughout the district, needs to be included.	Amend the existing exemptions in Rule 10.6.2 - Building Height to include a specific exclusion for 'existing electric lines'
Transpower New Zealand Limited	383	24	SA	With regard to the Rules of 10.6, many of these already include exclusion for electricity transmission and distribution electric lines and single-pole support structures. Such exemptions are supported, however in the context of Section 10(3) RMA, a further exclusion for all existing transmission electric lines and their support structures, irrespective of their height or location throughout the district, needs to be included.	Amend the existing exemptions in Rule 10.6.2 - Building Height to include a specific exclusion for 'existing transmission electric lines'

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Rule - Overshadowing [10.6.3]					
Trustpower Limited	658	9	S	Trustpower supports the exclusions for transmission electric lines. The exemptions are appropriate as they recognise the functional need and technical requirements of significant infrastructure.	Retain the exclusions for transmission lines and support structures in Rule 10.6.3 - Overshadowing.
Transpower New Zealand Limited	383	21	S	Retain the existing exemptions in Rule 10.6.3 - Overshadowing for transmission electric lines and single pole structures.	Retain the existing exemptions in Rule 10.6.3 - Overshadowing for transmission electric lines and single pole structures.
Powerco Limited	452	23	SA	With regard to the Rules of 10.6, many of these already include exclusion for electricity transmission and distribution electric lines and single-pole support structures. Such exemptions are supported, however in the context of Section 10(3) RMA, a further exclusion for all existing electric lines and their support structures, irrespective of their height or location throughout the district, needs to be included.	Amend the existing exemptions in Rule 10.6.3 - Overshadowing to include a specific exclusion for 'existing electric lines'
Transpower New Zealand Limited	383	25	SA	With regard to the Rules of 10.6, many of these already include exclusion for electricity transmission and distribution electric lines and single-pole support structures. Such exemptions are supported, however in the context of Section 10(3) RMA, a further exclusion for all existing transmission electric lines and their support structures, irrespective of their height or location throughout the district, needs to be included.	Amend the existing exemptions in Rule 10.6.3 - Overshadowing to include a specific exclusion for 'existing transmission electric lines'
Transpower New Zealand Limited	383	26	SA	With regard to the Rules of 10.6, many of these already include exclusion for electricity transmission and distribution electric lines and single-pole support structures. Such exemptions are supported, however in the context of Section 10(3) RMA, a further exclusion for all existing transmission electric lines and their support structures, irrespective of their height or location throughout the district, needs to be included.	Amend the existing exemptions in Rule 10.6.4 - Setbacks to include a specific exclusion for 'existing electric lines'
Issue: Rule - Setbacks [10.6.4]					
Trustpower Limited	658	10	S	Trustpower supports the exclusions for transmission electric lines. The exemptions are appropriate as they recognise the functional need and technical requirements of significant infrastructure.	Retain the exclusions for transmission lines and support structures in Rule 10.6.4 - Setbacks
Transpower New Zealand Limited	383	22	S	Retain the existing exemptions in Rule 10.6.3 - Overshadowing for transmission electric lines and single pole support structures.	Retain the existing exemptions in Rule 10.6.3 - Overshadowing for transmission electric lines and single pole support structures.
Transpower New Zealand Limited	383	23	S	Retain the existing exemptions in Rule 10.6.4 - Streetscape for transmission electric lines and single pole support structures.	Retain the existing exemptions in Rule 10.6.4 - Streetscape for transmission electric lines and single pole support structures.
Powerco Limited	452	24	SA	With regard to the Rules of 10.6, many of these already include exclusion for electricity transmission and distribution electric lines and single-pole support structures. Such exemptions are supported, however in the context of Section 10(3) RMA, a further exclusion for all existing electric lines and their support structures, irrespective of their height or location throughout the district, needs to be included.	Amend the existing exemptions in Rule 10.6.4 - Setbacks to include a specific exclusion for 'existing electric lines'
Transpower New Zealand Limited	383	27	SA	With regard to the Rules of 10.6, many of these already include exclusion for electricity transmission and distribution electric lines and single-pole support structures. Such exemptions are supported, however in the context of Section 10(3) RMA, a further exclusion for all existing transmission electric lines and their support structures, irrespective of their height or location throughout the district, needs to be included.	Amend the existing exemptions in Rule 10.6.4 - Streetscape to include a specific exclusion for 'existing transmission electric lines'
Issue: Rule - Streetscape [10.6.5]					
Trustpower Limited	658	11	S	Trustpower supports the exclusions for transmission electric lines. The exemptions are appropriate as they recognise the functional need and technical requirements of significant infrastructure.	Retain the exclusions for transmission lines and support structures in Rule 10.6.4 - Streetscape.
Powerco Limited	452	25	SA	With regard to the Rules of 10.6, many of these already include exclusion for electricity transmission and distribution electric lines and single-pole support structures. Such exemptions are supported, however in the context of Section 10(3) RMA, a further exclusion for all existing electric lines and their support structures, irrespective of their height or location throughout the district, needs to be included.	Amend the existing exemptions in Rule 10.6.4 - Streetscape to include a specific exclusion for 'existing electric lines'
Issue: Rule - On-site Carparking [10.6.6]					
Powerco Limited	452	26	S	Retain Rule 10.6.6 - Onsite Carparking	Retain Rule 10.6.6 - Onsite Carparking
Transpower New Zealand Limited	383	28	S	Retain Rule 10.6.6 - Onsite Carparking	Retain Rule 10.6.6 - Onsite Carparking
Issue: Rule - Outdoor Storage Areas [10.6.7]					
Powerco Limited	452	27	O	Rule 10.6.7 needs to be clarified so that it does not apply to temporary storage activities undertaken, for example, during routine maintenance or minor upgrading activities.	Amend Rule 10.6.7 - Outdoor Storage Areas so that it does not apply to temporary storage activities.
Transpower New Zealand Limited	383	29	O	Rule 10.6.7 needs to be clarified so that it does not apply to temporary storage activities undertaken, for example, during routine maintenance or minor upgrading activities.	Amend Rule 10.6.7 - Outdoor Storage Areas so that it does not apply to temporary storage activities.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Rule - Radiofrequency & Electro-Magnetic Fields [10.6.8]					
Kordia Limited	614	4	O	The use of the words 'comply with the relevant NZ guidelines' is an confusing and unclear requirement for a rule. There is no sense in Council drafting a rule that is different to an NES.	Rewrite Rule 10.6.8 so as to be consistent with the NES for Telecommunications with specific reference to the exposure limits of NZS 2772.1:1999 as being the Permitted Activity Rule standard for radio frequency emissions.
Telecom New Zealand Limited	648	7	O	Under Rule 10.6.8 a note is provided. The note is inconsistent with the NES for telecommunication activities. For clarity, it is therefore sought that the advice note be amended to exclude telecommunication facilities that fall under the requirements of the NES.	Amend the note under Rule 10.6.8 to exclude facilities that fall under the requirements of the Telecommunication National Environmental Standard, as follows: Note:....Discretionary Activity, 'with the exception of those activities that fall under the requirements of the National Environmental Standards for Telecommunication Facilities.'
TelstraClear Limited	464	7	O	Antennas emitting radio frequency fields are required to comply with the NES. Regulation 4(6) of the NES states that any facility not permitted under this regulation is a non-complying activity as far as radio frequency fields are concerned. However, the Proposed Plan provides for activities that do not comply with the NES with regard to radio frequency as a Discretionary Activity, Section 43B(3) of the RMA states that a rule or consent may not be more lenient than a NES. Because of this, there is a need to make the Plan consistent with the NES, and as such it is considered that the Plan rule only needs to make reference to the NES.	Amend Rule 10.6.8 to remove the existing note, and refer to legislation, as follows: Radio frequency and Electro-Magnetic Fields 'Network utilities that transmit radio frequency fields or emit electro-magnetic fields shall comply with the relevant New Zealand guidelines or legislation.
Vodafone New Zealand Limited	382	7	O	Antennas emitting radio frequency fields are required to comply with the NES. Regulation 4(6) of the NES states that any facility not permitted under this regulation is a non-complying activity as far as radio frequency fields are concerned. However, the Proposed Plan provides for activities that do not comply with the NES with regard to radio frequency as a Discretionary Activity, Section 43B(3) of the RMA states that a rule or consent may not be more lenient than a NES. Because of this, there is a need to make the Plan consistent with the NES, and as such it is considered that the Plan rule only needs to make reference to the NES.	Amend Rule 10.6.8 to remove the existing note, and refer to legislation, as follows: Radio frequency and Electro-Magnetic Fields 'Network utilities that transmit radio frequency fields or emit electro-magnetic fields shall comply with the relevant New Zealand guidelines or legislation.
Powerco Limited	452	28	O	It is submitted that the requirement to comply with the relevant New Zealand Radio frequency and Electro-Magnetic Fields guidelines is ultra vires insofar as it is void for certainty. In respect of electromagnetic fields, Powerco supports the use of the International Commission for Non-ionising Radiation Protection Guidelines. Specific reference to this guideline is sought.	Amend Rule 10.6.8 Radio frequency and Electro-Magnetic Fields to replace the generic reference to complying with the relevant New Zealand guidelines with a specific reference to the Guidelines that must be complied with. With respect to electro-magnetic fields, ensure that specific compliance is limited to compliance with the ICNIRP Guidelines, applicable NZ Standards or national Environmental Standards as per Policy 9 of the NPSET, as follows: 'Exposures to ELF electric and magnetic fields shall comply with the ICNIRP Guidelines for limited exposure to time varying electric magnetic fields (up to 300GHz) health Physics, 1998, 74(4): 494-522) and recommendations from the WHO monograph Environmental Health Criteria (No 238, June 2007) or revisions thereof and any applicable New Zealand standards or national environmental standards.
Transpower New Zealand Limited	383	30	O	It is submitted that the requirement to comply with the relevant New Zealand Radio frequency and Electro-Magnetic Fields guidelines is ultra vires insofar as it is void for certainty. In respect of electromagnetic fields, Transpower supports the use of the International Commission for Non-ionising Radiation Protection Guidelines. Specific reference to this guideline is sought.	Amend Rule 10.6.8 Radio frequency and Electro-Magnetic Fields to replace the generic reference to complying with the relevant New Zealand guidelines with a specific reference to the Guidelines that must be complied with. With respect to electro-magnetic fields, ensure that specific compliance is limited to compliance with the ICNIRP Guidelines, applicable NZ Standards or national Environmental Standards as per Policy 9 of the NPSET, as follows: 'Exposures to ELF electric and magnetic fields shall comply with the ICNIRP Guidelines for limited exposure to time varying electric magnetic fields (up to 300GHz) health Physics, 1998, 74(4): 494-522) and recommendations from the WHO monograph Environmental Health Criteria (No 238, June 2007) or revisions thereof and any applicable New Zealand standards or national environmental standards.
Issue: Rule - Establishment, Maintenance or Demolition of a Network Utility [10.6.9]					
Powerco Limited	452	29	S	Retain Rule 10.9.6 - Establishment, Maintenance or Demolition of a Network Utility.	Retain Rule 10.9.6 - Establishment, Maintenance or Demolition of a Network Utility.
Transpower New Zealand Limited	383	31	S	Retain Rule 10.9.6 - Establishment, Maintenance or Demolition of a Network Utility.	Retain Rule 10.9.6 - Establishment, Maintenance or Demolition of a Network Utility.
Issue: Rule - Restricted Discretionary Activity - Matters of Discretion & Conditions [10.7.1]					
Telecom New Zealand Limited	648	12	O	The first matter under Rule 10.7.1 states that Council can exercise its discretion in relation to any relevant matter that Council has restricted its discretion to within the relevant zone. General reference to the underlying zone provisions is unclear and confusing. The general reference to the matters of discretion within the relevant zone is sought to be removed.	Delete Rule 10.7.1(a) from Rule 10.7.1.
TelstraClear Limited	464	12	O	TelstraClear has concerns over two criteria listed in Rule 10.7.1 - Restricted Discretionary Activity - Matters of Discretion and Conditions. Criterion a) does not recognise that the nature of network utilities is fundamentally different to other activities. By requiring network utilities to be assessed against criteria that are used to assess structures more commonplace in each relevant zone, such as buildings, does not serve any reasonable resource management function.	Remove assessment criterion (a) from Rule 10.7.1.
Vodafone New Zealand Limited	382	12	O	Vodafone has concerns over two criteria listed in Rule 10.7.1 - Restricted Discretionary Activity - Matters of Discretion and Conditions. Criterion a) does not recognise that the nature of network utilities is fundamentally different to other activities. By requiring network utilities to be assessed against criteria that are used to assess structures more commonplace in each relevant zone, such as buildings, does not serve any reasonable resource management function.	Remove assessment criterion (a) from Rule 10.7.1.
TelstraClear Limited	464	13	O	TelstraClear has concerns over criterion (f) listed in Rule 10.7.1 - Restricted Discretionary Activity - Matters of Discretion and Conditions. Criterion (f) requires assessment of any adverse effects on streetscape. There is uncertainty whether criterion (f) applies to only those applications involving structures to be placed within the road, or whether it includes structures being placed on private land and the effect these have on the streetscape. It is considered that the other assessment criteria already provides sufficient scope to assess network utility structures on private land that may be visible from the road zone as such it is requested that assessment criterion (f) be amended so that it solely relates to activities located in within the road zone.	Amend assessment criterion (f) from Rule 10.7.1 - Restricted Discretionary Activity - Matters of Discretion and Conditions as follows: ... f) Any adverse effects on streetscape 'of network utilities located within the road zone'

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Rule - Restricted Discretionary Activity - Matters of Discretion & Conditions [10.7.1]					
Vodafone New Zealand Limited	382	13	O	Vodafone has concerns over criterion (f) listed in Rule 10.7.1 - Restricted Discretionary Activity - Matters of Discretion and Conditions. Criterion (f) requires assessment of any adverse effects on streetscape. There is uncertainty whether criterion (f) applies to only those applications involving structures to be placed within the road, or whether it includes structures being placed on private land and the effect these have on the streetscape. It is considered that the other assessment criteria already provides sufficient scope to assess network utility structures on private land that may be visible from the road zone as such it is requested that assessment criterion (f) be amended so that it solely relates to activities located in within the road zone.	Amend assessment criterion (f) from Rule 10.7.1 - Restricted Discretionary Activity - Matters of Discretion and Conditions as follows: ... f) Any adverse effects on streetscape 'of network utilities located within the road zone'
Powerco Limited	452	38	O	Matter 10.7.1(a) refers to any relevant matters that the Council has restricted its discretion to in the zone. Application of zone rules to the network utilities chapter is inappropriate and any assessment against the provisions of the Zone should be limited to the objectives and policies of the underlying zone. Matter (a) should be deleted.	Delete Rule 10.7.1(a)
Transpower New Zealand Limited	383	38	O	Matter 10.7.1(a) refers to any relevant matters that the Council has restricted its discretion to in the zone. Application of zone rules to the network utilities chapter is inappropriate and any assessment against the provisions of the Zone should be limited to the objectives and policies of the underlying zone. Matter (a) should be deleted.	Delete Rule 10.7.1(a)
Powerco Limited	452	39	O	Matter 10.7.1(b) seeks to retain discretion over the nature of the locality in which any building or structure is located. The nature of the locality into which any building or structure is located is factual and the Council has no ability to impose conditions in respect of it. The matter should be changed to refer to the impact of the building or structure on the landscape character of the locality.	Amend Rule 10.7.1(b) to address the impact of the building or structure on the landscape character of the locality. This can be achieved by making the following changes: The 'extent to which the building or structure will adversely' impact on landscape character.
Transpower New Zealand Limited	383	39	O	Matter 10.7.1(b) seeks to retain discretion over the nature of the locality in which any building or structure is located. The nature of the locality into which any building or structure is located is factual and the Council has no ability to impose conditions in respect of it. The matter should be changed to refer to the impact of the building or structure on the landscape character of the locality.	Amend Rule 10.7.1(b) to address the impact of the building or structure on the landscape character of the locality. This can be achieved by making the following changes: The 'extent to which the building or structure will adversely' impact on landscape character.
Powerco Limited	452	40	S	Retain 10.7.1(c) without modification	Retain 10.7.1(c) without modification
Transpower New Zealand Limited	383	40	S	Retain Rule 10.7.1(c) without modification	Retain Rule 10.7.1(c) without modification
Powerco Limited	452	41	S	Retain Rule 10.7.1(d) without modification	Retain Rule 10.7.1(d) without modification
Transpower New Zealand Limited	383	41	S	Retain Rule 10.7.1(d) without modification	Retain Rule 10.7.1(d) without modification
Powerco Limited	452	42	O	Matter (e) refers to any adverse effects on amenity values. The wording should be changed to reflect the degree to which adverse effects will be created, and will be acceptable or otherwise.	Amend Rule 10.7.1(e) to refer to the degree of adverse effects rather than to any adverse effects. This can be achieved by making the following changes: 'The degree of' adverse effects on amenity values, including noise, vibration, odour, dust, air emissions, earthworks and lighting.
Transpower New Zealand Limited	383	42	O	Matter (e) refers to any adverse effects on amenity values. The wording should be changed to reflect the degree to which adverse effects will be created, and will be acceptable or otherwise.	Amend Rule 10.7.1(e) to refer to the degree of adverse effects rather than to any adverse effects. This can be achieved by making the following changes: 'The degree of' adverse effects on amenity values, including noise, vibration, odour, dust, air emissions, earthworks and lighting.
Powerco Limited	452	43	O	Matter (f) refers to any adverse effects on amenity values. The wording should be changed to reflect the degree to which adverse effects will be created, and will be acceptable or otherwise.	Amend Rule 10.7.1(f) to refer to the degree of adverse effects rather than to any adverse effects. This can be achieved by making the following changes: 'The degree of' adverse effects on streetscape.
Transpower New Zealand Limited	383	43	O	Matter (f) refers to any adverse effects on amenity values. The wording should be changed to reflect the degree to which adverse effects will be created, and will be acceptable or otherwise.	Amend Rule 10.7.1(f) to refer to the degree of adverse effects rather than to any adverse effects. This can be achieved by making the following changes: 'The degree of' adverse effects on streetscape.
Powerco Limited	452	44	S	Retain Rule 10.7.1(g) without modification	Retain Rule 10.7.1(g) without modification
Transpower New Zealand Limited	383	44	S	Retain Rule 10.7.1(g) without modification	Retain Rule 10.7.1(g) without modification
Powerco Limited	452	45	S	Retain Rule 10.7.1(j) (i) and (ii) without modification.	Retain Rule 10.7.1(j) (i) and (ii) without modification.
Transpower New Zealand Limited	383	45	S	Retain Rule 10.7.1(j) (i) and (ii) without modification.	Retain Rule 10.7.1(j) (i) and (ii) without modification.
Te Tumu Kaituna 14 Trust	521	74	O	Amend 10.7.1 Restricted Discretionary Activity - Matters of Discretion and Conditions as: - Restricted Discretionary Activities should be determined by specific activity not zone; - The general nature of Objectives and Policies and other general items referred to in item h) does not represent a specific matter of discretion and does not provide appropriate guidance to the applicant or submitters as to Council's requirements.	Amend 10.7.1 Restricted Discretionary Activity - Matters of Discretion and Conditions by deleting items a) and h).
Te Tumu Landowners Group	520	74	O	Amend 10.7.1 Restricted Discretionary Activity - Matters of Discretion and Conditions as: - Restricted Discretionary Activities should be determined by specific activity not zone; - The general nature of Objectives and Policies and other general items referred to in item h) does not represent a specific matter of discretion and does not provide appropriate guidance to the applicant or submitters as to Council's requirements.	Amend 10.7.1 Restricted Discretionary Activity - Matters of Discretion and Conditions by deleting items a) and h).
Ford Land Holdings Pty Limited	519	77	O	Amend 10.7.1 Restricted Discretionary Activity - Matters of Discretion and Conditions as: - Restricted Discretionary Activities should be determined by specific activity not zone; - The general nature of Objectives and Policies and other general items referred to in item h) does not represent a specific matter of discretion and does not provide appropriate guidance to the applicant or submitters as to Council's requirements.	Amend 10.7.1 Restricted Discretionary Activity - Matters of Discretion and Conditions by deleting items a) and h).
Issue: Rule - Discretionary Activity Rules [10.8]					
Powerco Limited	452	36	S	Retain Rule 10.8.1(b) which states that Activities not otherwise listed as Permitted, Restricted Discretionary or Non Complying are Discretionary Activities.	Retain Rule 10.8.1(b) which states that Activities not otherwise listed as Permitted, Restricted Discretionary or Non Complying are Discretionary Activities.
Transpower New Zealand Limited	383	36	S	Retain Rule 10.8.1(b) which states that Activities not otherwise listed as Permitted, Restricted Discretionary or Non Complying are Discretionary Activities, and retain the rules cascade that states that any new above ground transmission lines that are not permitted, require consent as a discretionary activity.	Retain Rule 10.8.1(b) which states that Activities not otherwise listed as Permitted, Restricted Discretionary or Non Complying are Discretionary Activities, and retain the rules cascade that states that any new above ground transmission lines that are not permitted, require consent as a discretionary activity.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Definition of Distribution Electric Line [DEFDISELLI]					
Powerco Limited	452	13	O	PowerCo opposes the definition of distribution electric line. The definition is incorrect insofar as it relates to a reticulation line rather than a distribution line. Furthermore it is not necessary to make a distinction between an electricity line and a distribution electricity line. It is simply necessary to distinguish between lines of 66Kv and above from those below. The definition should be amended so that all lines (not being transmission lines) that make up the electricity network are simply included as 'electric lines' and the provisions applied accordingly.	Delete the definition of Distribution line, such that these lines fall within the generic umbrella of electric lines. Make all consequential deletions to ensure that the provisions pertaining to distribution lines are equally addressed as electric lines.
Issue: Definition of Electric Line [DEFELECLIN]					
Powerco Limited	452	11	S	The definition of electric line is supported insofar as it includes associated telecommunication lines necessary to operate the supply of electricity.	Retain the definition of electric line without modification.
Transpower New Zealand Limited	383	11	S	The definition of electric line is supported insofar as it includes associated telecommunication lines necessary to operate the supply of electricity.	Retain the definition of electric line without modification.
Issue: Definition - Mast [DEFMAST]					
Tauranga Emergency Communications Group (Inc)	417	2	O	Delete the definition of Mast, replacing with a new Definition	Add a new definition, Antenna Supporting Pole being those poles, masts and towers and structural elements which support antennas, and which are fixed to the ground (and not on a building or structure), and which may be subject to specific structural design. Supporting structure excludes the mounting components of an antenna.
Issue: Definition - Minor Upgrading [DEF-MINUPG]					
Trustpower Limited	658	4	S	Trustpower supports the definition of minor upgrading (in relation to transmission and distribution electric lines).	Retain the definition for minor upgrading in relation to transmission and distribution electric lines.
Transpower New Zealand Limited	383	16	SA	Transpower supports the definition of minor upgrading, subject to clarification on matter (h). At present (h) refers to support structure being in the same place as the previous support structure. In reality most support structures are not replaced directly into the same footings, but into adjacent footings. This is recognised in Rule 10.6.11.1 (Tower Relocation Envelope), but no equivalent recognition is included in Matter (h).	Retain the definition of minor upgrading, subject to specifically including tower replacement within the existing alignment of the line corridor as defined by Rule 10.6.11.1, and the replacement of poles in adjacent footings, as follows: h) Support structure replacement within the same location as the support structure that is to be replaced, including 'tower replacement within the existing alignment of the transmission line corridor as defined by Rule 10.6.11.1 or pole replacement in adjacent footings.
Powerco Limited	452	17	SA	PowerCo supports the definition of minor upgrading, subject to clarification on matter (h). At present (h) refers to support structure being in the same place as the previous support structure. In reality most support structures are not replaced directly into the same footings, but into adjacent footings. This is recognised in Rule 10.6.11.1 (Tower Relocation Envelope), but no equivalent recognition is included in Matter (h).	Retain the definition of minor upgrading, subject to specifically including tower replacement within the existing alignment of the line corridor as defined by Rule 10.6.11.1, and the replacement of poles in adjacent footings, as follows: h) Support structure replacement within the same location as the support structure that is to be replaced, including 'tower replacement within the existing alignment of the transmission line corridor as defined by Rule 10.6.11.1 or pole replacement in adjacent footings.
Issue: Definition of Network Utility [DEFNETUTIL]					
Transpower New Zealand Limited	383	13	S	Retain the definition of network utilities without modification, insofar as it relates to electricity.	Retain the definition of network utilities without modification, insofar as it relates to electricity.
Powerco Limited	452	14	SA	The definition of network utility insofar as it relates to electricity is supported subject to the inclusion of reticulation.	Retain the definition of network utilities without modification, except insofar as the term 'reticulation' is added.
Port of Tauranga Limited	610	22	SA	Signal stations should be provided for in the definition of network utilities.	Amend sub paragraph h) in the definition of network utility to read: Lighthouses, navigational aids, beacons, 'signal stations' and natural hazard emergency warning devices.
Issue: Definition - Renewable Energy Generation [DEFRENGE]					
The Energy Efficiency & Conservation Authority (EECA)	860	1	SA	EECA supports the inclusions of a definition of renewable energy and submits that this definition should be consistent with the RMA definition. The definition should go beyond electricity generation and include all forms of energy generation including heat.	Amend definition of Renewable Energy Generation as follows: 'Renewable Energy Energy produced from solar, wind, hydro, geothermal, biomass, tidal, wave and ocean current sources.
Issue: Definition of Small & Community-Scale Distributed Renewable Energy Generation [DEFSCDREG]					
Powerco Limited	452	37	O	It is considered that the transmission and distribution electric lines required to link the small and community scale distributed renewable energy generation should be excluded from the definition in the same manner as it is for a wind energy facility.	Exclude the electric lines required to link small and community scale distributed renewable energy generation to any electricity network from the definition of small and community scale distributed renewable energy generation, as follows: Small and Community scale distributed renewable energy generation Renewable electricity generation projects with an installed electricity generation capacity of less than four megawatts and excludes offshore wind, tidal and wave generation. 'It does not include: (a) The electric lines required to link the wind energy facility to the electricity network.
Transpower New Zealand Limited	383	37	O	It is considered that the transmission and distribution electric lines required to link the small and community scale distributed renewable energy generation should be excluded from the definition in the same manner as it is for a wind energy facility.	Exclude the electric lines required to link small and community scale distributed renewable energy generation to any electricity network from the definition of small and community scale distributed renewable energy generation, as follows: Small and Community scale distributed renewable energy generation Renewable electricity generation projects with an installed electricity generation capacity of less than four megawatts and excludes offshore wind, tidal and wave generation. 'It does not include: (a) The electric lines required to link the wind energy facility to the electricity network.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Definition of Stormwater Overland Flowpath [DEFOSOF]					
Te Tumu Kaituna 14 Trust	521	5	O	Amend the 'stormwater overland flowpath' definition. The last sentence of this definition states: 'For the purposes of this definition, a stormwater overland flowpath does not include an artificially designed route utilising formed or hard surfaces. This is impractical as many roads form stormwater overland flowpaths and in many instances culverts are required for overland flowpaths to pass under infrastructure and/or undulations in topography.'	Amend the 'stormwater overland flowpath' definition to (last sentence of definition): 'For the purposes of this definition, stormwater overland flowpaths include artificially designed routes utilising formed or hard surfaces.'
Te Tumu Landowners Group	520	5	O	Amend the 'stormwater overland flowpath' definition. The last sentence of this definition states: 'For the purposes of this definition, a stormwater overland flowpath does not include an artificially designed route utilising formed or hard surfaces. This is impractical as many roads form stormwater overland flowpaths and in many instances culverts are required for overland flowpaths to pass under infrastructure and/or undulations in topography.'	Amend the 'stormwater overland flowpath' definition to (last sentence of definition): 'For the purposes of this definition, stormwater overland flowpaths include artificially designed routes utilising formed or hard surfaces.'
Ford Land Holdings Pty Limited	519	6	O	Amend the 'stormwater overland flowpath' definition. The last sentence of this definition states: 'For the purposes of this definition, a stormwater overland flowpath does not include an artificially designed route utilising formed or hard surfaces. This is impractical as many roads form stormwater overland flowpaths and in many instances culverts are required for overland flowpaths to pass under infrastructure and/or undulations in topography.'	Amend the 'stormwater overland flowpath' definition to (last sentence of definition): 'For the purposes of this definition, stormwater overland flowpaths include artificially designed routes utilising formed or hard surfaces.'
Issue: Definition of Substation [DEFSUBSTAT]					
Powerco Limited	452	56	S	The definition of substation is supported.	Retain the definition of substation without modification.
Transpower New Zealand Limited	383	70	S	The definition of substation is supported.	Retain the definition of substation without modification.
Issue: Definition of Transmission Electric Line [DEFTRANELL]					
Trustpower Limited	658	3	O	Trustpower opposes the definition of transmission electric line as currently proposed and seeks that it be amended to include reference to the 33kV line that Trustpower operates within the District.	Amend the definition for transmission electric line, as follows: An electric line that conveys electricity at voltages 33kV 'and above' between generation power stations and point of supply, being either direct to the end users or the distribution system.
Powerco Limited	452	12	S	The definition of transmission electric line is supported.	Retain the definition of transmission electric line without modification.
Transpower New Zealand Limited	383	12	S	The definition of transmission electric line is supported.	Retain the definition of transmission electric line without modification.
Issue: Name of Gas Transmission Line [NAMEGTL]					
Vector Gas Limited	30	1	SA	Vector supports the inclusion of the gas transmission pipeline on the Planning Maps. They however suggest a change to the reference of the pipeline to accurately reflect this. While Vector Gas Limited is the owner/operator of the pipeline it may be considered that as companies may change name, the company name should be removed.	Amend the reference to the Vector Gas Main to Gas Transmission Pipeline.
Issue: Advice - NZECP 2001:34 [NZECP01-34]					
Transpower New Zealand Limited	383	50	S	Retain without modification the advice note under Rule 10.12.1, that compliance with the NZECP is mandatory.	Retain without modification the advice note under Rule 10.12.1, that compliance with the NZECP is mandatory.
Powerco Limited	452	59	SA	PowerCo has experienced situation where Council has issued building permits for activities that do not comply with NZECP 2001:34. Because of this PowerCo supports the inclusion of advice notes in the Plan as to the mandatory nature of the Code, although for lines outside the Transmission Plan Area, these notes are not easily accessible.	Add an advice note into or adjacent to each of the Main Activity Tables in each of the Zone based Chapters (13 - 20) to the following effect: 'Note: Electric lines are identified on the Planning Maps. Works in close proximity to these lines can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for buildings, earthworks and mobile plant within close proximity to electric lines. Compliance with Electricity (Hazards from Trees) Regulations 2003 is mandatory for tree trimming and planting. To discuss works, include tree planting, near electrical lines especially within 20m of those lines, contact the line operator'.
Transpower New Zealand Limited	383	65	O	An additional note should be included within the Plan identifying the need for compliance with the Tree Regulations.	Add an advice note into or adjacent to each of the Main Activity Tables in each of the Zone based Chapters (13 - 20) to the following effect: 'Note: Electric lines are identified on the Planning Maps. Works in close proximity to these lines can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for buildings, earthworks and mobile plant within close proximity to electric lines. Compliance with Electricity (Hazards from Trees) Regulations 2003 is mandatory for tree trimming and planting. To discuss works, include tree planting, near electrical lines especially within 20m of those lines, contact the line operator'.
Issue: Plan Maps - Provision of Electric Lines on Maps [PROVELLINE]					
Trustpower Limited	658	13	S	The location of power lines shown on the Plan Maps R78 have been incorrectly supplied by Trustpower.	That the location of the Trustpower lines be deleted from the proposed planning maps.
Grasshopper Farms Ltd	506	27	SA	The location of the powerlines on Map R78 is incorrect.	Amend Map R78 to show the correct location of the powerlines.
Element IMF New Zealand Limited	786	39	O	Oppose the identification of Trustpower structures and electric lines on the Plan Maps. It is unclear what purpose identification of these utilities has. They do not appear to be related to any policies or rules.	Delete identification of Trustpower structures and electric lines.
Powerco Limited	452	58	S	PowerCo supports the inclusion of its structures, overhead electric lines and underground cables on the Plan Maps.	Continue to include all of PowerCo's electric lines on the Plan Maps.
Tauranga City Council	492	77	SA	Through the development of the Lakes, there has been some undergrounding and relocation of the existing Trustpower Electric lines. The maps need to be updated to reflect these changes.	Amend planning map R 78 to reflect the asbuilt development and undergrounding of Trustpowers Electric line.
Issue: Purpose, Objectives & Policies [PUROBJPOL]					
Transpower New Zealand Limited	383	49	S	Retain without modification the objectives and policies of Section 10.11 - High Voltage Transmission Plan Area.	Retain without modification the objectives and policies of Section 10.11 - High Voltage Transmission Plan Area.
Issue: Removal of Power Lines [REMOFLINES]					
Ngati He Hapu	32	5	O	Power lines on Maungatapu to be removed to Road	Power lines on Maungatapu to be removed to Road

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Table 10.5A - Activity Status - Cabinets & Associated Infrastructure [TAB10.5ACA]					
Environment Bay Of Plenty	760	35	SA	The list of activities permitted in the road zone includes bus stops but does not include bus shelters. The consultation and siting of these shelters is controlled by the LGA.	Include 'bus shelters' as permitted activities in the road zone.
Powerco Limited	452	84	S	The provisions in Activity Table 10.5A for Cabinets and associated infrastructure, permitted in the various zones is supported.	Retain, without modification, the provision in Activity Table 10.5A for Cabinets and associated infrastructure, permitted in the Rural, Rural Marae Community and Ngati Kahu Papakainga, Commercial, Industrial and Special Use and Road Zones.
Issue: Table 10.5A - Activity Status - Future Urban Zone [TAB10.5AFU]					
Tauranga City Council	492	135	SA	The Table heading does not identify which column refers to the Future Urban Zones.	Amend Column 4, Rural Zones to: Rural Zones, 'Future Urban Zone'.
Issue: Table 10.5A - Activity Status - Maintenance of Existing Network Utilities [TAB10.5AMA]					
Tauranga City Council	492	137	SA	The Table refers to maintenance of existing network utilities. For the purpose of clarification this should also state that renewal of a utility is also permitted.	Amend Row 2, Table 10.5A to: The operation, maintenance 'and renewal' of existing network utilities, including any existing infrastructure whether underground or overhead.
Issue: Table 10.5A - Activity Status - Minor Upgrading [TAB10.5AMU]					
Transpower New Zealand Limited	383	15	S	Transpower supports permitted activity status throughout the district for minor upgrading of existing above-ground electric lines and their support structures.	Retain, in Table 10.5A: Activity Status for Network utilities, the operation, maintenance and minor upgrading of existing network utilities as a permitted activity throughout the district, and not subject to any permitted activity conditions, except reinstatement.
Powerco Limited	452	16	S	PowerCo supports permitted activity status throughout the district for minor upgrading of existing above-ground electric lines and their support structures.	Retain, in Table 10.5A: Activity Status for Network utilities, the operation, maintenance and minor upgrading of existing network utilities as a permitted activity throughout the district, and not subject to any permitted activity conditions, except reinstatement.
Powerco Limited	452	18	SA	In terms of a reference to voltage changes below a permitted threshold, there should be some allowance for voltage increases on the lower order lines for upgrading purposes (e.g. upgrading from 11kV to 33kV).	There should be some allowance for voltage increases on the lower order lines for upgrading purposes (e.g. upgrading from 11kV to 33kV).
Issue: Table 10.5A - Activity Status - Navigational Aids [TAB10.5ANA]					
Port of Tauranga Limited	610	24	SA	Table 10.5A provides for the maintenance of existing navigational aids. Two are listed, however to avoid confusion and deal with integrated management all 4 of the navigational aids should be referenced.	Replace the wording within Table 10.5A as follows: The repair, maintenance, replacement, upgrading or relation of existing navigational aids, including any existing infrastructure on or near Mauao, being: - Stoney Point Beacon K3900 - North West Rock Light K3899.2 - Mount Navigational Light K3899 (northern slopes), including under ground service cable - North Rock Light K3899.1. as permitted in the Conservation Zone
Port of Tauranga Limited	610	25	O	There is a signal station/building on the summit of Hopukioire - Mount Drury. As with the Ports navigation aids on Mauao, it is appropriate that the Port have the ability to undertake minor work and maintenance to the building structure, mast, access track, underground services and sight lines from the signal station as a Permitted Activity. Therefore this signal station should be included within Table 10.5A	Amend Table 10.5A as follows: Minor work and maintenance to the building structure, mast, access track, underground services and sight lines from the signal station on Hopukioire - Mount Drury as permitted in the Conservation Zone.
Issue: Table 10.5A - Activity Status - New Underground Pipelines Conveying Water, Stormwater, Wastewater & Associated Pump Stations [TAB10.5ANE]					
Tauranga City Council	492	142	O	A drafting error has occurred in the development of Table 10.5A relating to Water, Wastewater and Stormwater Activities. The error occurs with respect to new underground pipelines conveying water, stormwater, wastewater and associated pump stations. The provisions should remain unchanged from that of the Operative District Plan. The error occurs within the Conservation and Open Space Zones.	Amend Table 10.5A pertaining to New underground pipelines conveying water, stormwater, wastewater and associated pump stations from being Discretionary (for Conservation) and Restricted Discretionary (for Open Space) to 'Controlled within the Conservation Zone and Permitted within the Open Space Zone'. Appropriate controlled activity status assessment criteria will also need to be developed which consider: - Impact upon planned open space developments (as outlined in a Reserve Management Plan); - Effects on the surrounding environment, amenity and landscape character; - The provisions of any plan area; - Screening and landscaping.
Issue: Table 10.5A - Activity Status - Radio & Telecommunications Facilities [TAB10.5ARA]					
TelstraClear Limited	464	2	O	Activity Table 10.5A provides no activity status for telecommunications facilities and their individual components. This means that all telecommunications facilities will immediately default to a discretionary activity status.	Amend Activity Table 10.5A to include telecommunications facilities and their individual components as outlined in the submission.
Vodafone New Zealand Limited	382	2	O	Activity Table 10.5A provides no activity status for telecommunications facilities and their individual components. This means that all telecommunications facilities will immediately default to a discretionary activity status.	Amend Activity Table 10.5A to include telecommunications facilities and their individual components as outlined in the submission.
Kordia Limited	614	3	O	Seeks amendment to Table 10.5A to include a basic description of antennas on masts and antennas on buildings as being a specified activity status in the various Zones of the Plan.	The addition of rows in the Activity Table 10.5A that identify the activity status of 'antennas on masts' and 'antennas on buildings' where compliance with the performance standards of the Plan in the various Zones.
Telecom New Zealand Limited	648	3	O	The Table fails to list the activity status for radio and telecommunication masts, aerials, antennas, panel antennas and cabinets, and for buildings exceeding 10m2 GFA that are associated with the establishment of radio and telecommunication masts.	Amend Table 10.5A to include radio and telecommunication masts, aerials, antennas, panel antennas and cabinets, and for buildings exceeding 10m2 GFA that are associated with the establishment of radio and telecommunication masts. as shown in Appendix 1 of the submission.
Kordia Limited	614	5	O	Seeks amendment to Table 10.5A and Rule 10.6.12.2 to include a basic description of antennas on residential buildings as being a permitted activity in the Residential Zones.	Include in Table 10.5A a Permitted Activity Rule for antennas on buildings in the Residential Zones. Make additions to 10.6.12.2 to include the provision of antennas on buildings in a Residential Zone with the maximum size for an aerial of 1.5m, antenna diameter 0.8m with a maximum height of attachment above a building of 1.5m that must (as a height control) be excluded from any building height rule.
Tauranga City Council	492	138	O	The Activity Status Table omits activities relating to Telecommunications Facilities.	Include the Table at Attachment 3 within Table 10.5A.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Chapter 10 - Network Utilities					
Issue: Table 10.5A - Activity Status - Renewable Energy Generation Research Scale & Investigation [TAB10.5ARE]					
Trustpower Limited	658	1	O	Trustpower notes that provision for investigation and assessment of generation is a discretionary activity. The investigation of power generation should be a restricted discretionary activity provided such investigation is temporary (less than 6 months), the site is reinstated and reasonable standards for the scale of activity are in place. This is also consistent with Policy 4 of the proposed NPS on Renewable Electricity Generation.	Provide for renewable energy generation research scale investigation and assessment as a restricted discretionary activity where the activity is located on a site for less than 6 months and has a foot print of less than 50m2.
The Energy Efficiency & Conservation Authority (EECA)	860	13	O	Clarify the activity status of small scale and domestic renewable energy generation facilities. EECA suggests the following activity status: - Permitted Activities: solar hot water heating and solar photovoltaic array permitted to exceed existing height limits by a maximum of 0.5 metres.	Add permitted activities: solar hot water heating and solar photovoltaic array permitted to exceed existing height limits by a maximum of 0.5 metres.
Issue: Table 10.5A - Activity Status - Removal [TAB10.5ARV]					
Transpower New Zealand Limited	383	14	S	Transpower supports provision for the removal of existing network utilities as a permitted activity throughout the District.	Retain, in Table 10.5A: Activity Status for Network utilities, the removal of existing network utilities as a permitted activity throughout the district and only subject to Rule 10.6 (effectively subject only to Rule 10.6.9).
Powerco Limited	452	15	S	PowerCo supports provision for the removal of existing network utilities as a permitted activity throughout the District.	Retain, in Table 10.5A: Activity Status for Network utilities, the removal of existing network utilities as a permitted activity throughout the district and only subject to Rule 10.6 (effectively subject only to Rule 10.6.9).
Issue: Table 10.5A - Activity Status - Small Scale & Domestic Scale Wind Turbines [TAB10.5ASM]					
The Energy Efficiency & Conservation Authority (EECA)	860	12	O	Clarify the activity status of small scale and domestic renewable energy generation facilities. EECA suggests the following activity status: - Permitted Activities: small scale and domestic scale wind turbines should be permitted to exceed existing height limits by a maximum of 5 metres.	Permitted Activities: small scale and domestic scale wind turbines should be permitted to exceed existing height limits by a maximum of 5 metres.
Issue: Table 10.5A - Activity Status - New Above Ground Single Pole Telecommunication Lines & Support Structures [TAB10.5ASP]					
Telecom New Zealand Limited	648	2	O	These activities are listed as non-complying in the conservation zone. This is particularly restrictive and is not considered consistent with the objectives of the utilities section which seek to provide efficient network utility facilities and it does not recognise the essential nature of network utilities. A non-complying activity status will limit the opportunity for an efficient telecommunication service through and around these areas.	Amend Table 10.5A - New and above ground single-pole telecommunication lines and support structures to be a discretionary activity in the conservation zone.
Issue: Table 10.5A - Activity Status - Transformers, Substations & Switching Stations [TAB10.5ATR]					
Powerco Limited	452	83	S	The provision within Table 10.5A - Activity status for new and upgraded transformers, substations and switching stations is supported.	Retain without modification, the provision in Activity Table 10.5A for new and upgraded transformers, substations and switching stations distributing electricity at a voltage up to, and including 110kV and ancillary buildings not exceeding 100m2 GFA.
Issue: Table 10.5A - Activity Status - Underground Transmission Electric Lines [TAB10.5AUN]					
Powerco Limited	452	31	S	Retain underground transmission electric lines for conveying electricity at a voltage up to and including 110kV as a permitted activity throughout the District.	Retain underground transmission electric lines for conveying electricity at a voltage up to and including 110kV as a permitted activity throughout the District.
Transpower New Zealand Limited	383	33	S	Retain underground transmission electric lines for conveying electricity at a voltage up to and including 110kV as a permitted activity throughout the District.	Retain underground transmission electric lines for conveying electricity at a voltage up to and including 110kV as a permitted activity throughout the District.
Issue: Table 10.5A - Activity Status - Vegetation [TAB10.5AVE]					
Powerco Limited	452	30	SA	Permitting, in Table 10.5A: Activity Status for Network Utilities, the trimming and pruning of vegetation necessary to protect electric lines or telecommunication lines throughout the City is supported. The reference in the Table to 10.6 being a relevant rule is, however, unnecessary and the reference should be deleted.	Retain, in Table 10.5A: Activity Status for Network Utilities, the trimming and pruning of vegetation necessary to protect electric lines (required to meet the Electricity (Hazards from Trees) Regulations 2003) or telecommunications lines as a permitted activity throughout the City, and Delete, in Table 10.5A: Activity Status for Network utilities, the requirement for the trimming and pruning of vegetation necessary to protect electric lines (required to meet the Electricity (Hazard from Trees) Regulations 2003) or telecommunication lines to comply with any of the Rules in Section 10.6
Transpower New Zealand Limited	383	32	SA	Permitting, in Table 10.5A: Activity Status for Network Utilities, the trimming and pruning of vegetation necessary to protect electric lines or telecommunication lines throughout the City is supported. The reference in the Table to 10.6 being a relevant rule is, however, unnecessary and the reference should be deleted.	Retain, in Table 10.5A: Activity Status for Network Utilities, the trimming and pruning of vegetation necessary to protect electric lines (required to meet the Electricity (Hazards from Trees) Regulations 2003) or telecommunications lines as a permitted activity throughout the City, and Delete, in Table 10.5A: Activity Status for Network utilities, the requirement for the trimming and pruning of vegetation necessary to protect electric lines (required to meet the Electricity (Hazard from Trees) Regulations 2003) or telecommunication lines to comply with any of the Rules in Section 10.6
Issue: Table 10.5A - Activity Status - Water, Stormwater & Irrigation Races, Open Drains, Channels & Necessary Incidental Equipment [TAB10.5AWA]					
Tauranga City Council	492	140	O	The provisions for water, stormwater and irrigation races, open drains, channels and necessary incidental equipment as provided for in Table 10.5A is a redundant provision and is no longer required to be provided for in the Plan.	Remove row within Table 10.5A pertaining to water, stormwater and irrigation races, open drains, channels and necessary incidental equipment.
Issue: Table 10.5 - Activity Status - New Stormwater Reserves [TAB10.5NEW]					
Property Council of New Zealand (Bay of Plenty Branch)	491	154	U	Not clear if new stormwater reserves require separate land use consent. Clarify the need for this.	Provide clarification of consent status.
Topic: Designations					
Issue: Designation C104 - Road Widening [C104]					
Alvos, Tony	312	1	O	Designation C104 was settled in 2002 where 3m was aquired prior to subdivision.	The designation should be removed.
Issue: Mount Maunganui Substation [MMAUSUBST]					
Transpower New Zealand Limited	383	67	S	Transpower Supports the inclusion of the Mount Maunganui Substation Designation.	Transpower Supports the inclusion of the Mount Maunganui Substation Designation.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Utilities [10]					
Topic: Designations					
Issue: NZTA 14A - Road Purposes SH2 - Tauranga Eastern Motorway [NZTA14A]					
Riddell, A & H	708	2	O	Designation NZTA 14A located on Section 7 SO 344199 is no longer required by NZTA. This designation was placed over the entire property as part of the Domain Road roundabout designation and purchased by the NZTA. It has now been sold back to the submitters, and retaining the designation over the submitter's property will be a limitation towards any future development of their land.	That Designation NZTA 14A be removed from the planning maps.
Issue: PC10 - PowerCo Limited - Kennedy Road Substation [PC10SUBST]					
Powerco Limited	452	55	S	Designation PC10 is supported.	Designation PC10 is supported.
Issue: PC1 - PowerCo Limited - Meadowland Substation [PC1SUBST]					
Powerco Limited	452	46	S	Designation PC1 is supported.	Designation PC1 is supported.
Issue: PC2 - PowerCo Limited - Brookfield Terrace Substation [PC2SUBST]					
Powerco Limited	452	47	S	Designation PC2 is supported.	Designation PC2 is supported.
Issue: PC3 - PowerCo Limited - Triton Avenue Substation [PC3SUBST]					
Powerco Limited	452	48	S	Designation PC3 is supported.	Designation PC3 is supported.
Issue: PC4 - PowerCo Limited - Matapihi Road Substation [PC4SUBST]					
Powerco Limited	452	49	S	Designation PC4 is supported.	Designation PC4 is supported.
Issue: PC5 - PowerCo Limited - Domain Road Substation [PC5SUBST]					
Powerco Limited	452	50	S	Designation PC5 is supported.	Designation PC5 is supported.
Issue: PC6 - PowerCo Limited - Kaitemako Road Substation [PC6SUBST]					
Powerco Limited	452	51	S	Designation PC6 is supported.	Designation PC6 is supported.
Issue: PC7 - PowerCo Limited - Hamilton Street (West) Substation [PC7SUBST]					
Powerco Limited	452	52	S	Designation PC7 is supported.	Designation PC7 is supported.
Issue: PC9 - PowerCo Limited - Edgecumbe Drive Substation [PC9SUBST]					
Powerco Limited	452	54	S	Designation PC9 is supported.	Designation PC9 is supported.
Issue: Tauranga Substation [TGASUBST]					
Transpower New Zealand Limited	383	68	S	Transpower Supports the inclusion of the Tauranga Substation Designation.	Transpower Supports the inclusion of the Tauranga Substation Designation.
Topic: Radio & Telecommunication Equipment					
Issue: Rule - Radio & Telecommunication Masts [10.6.12.1]					
Te Roopu Whakaruru hau o Ngati He	624	5	O	Oppose radio and communication masts which comprises in any way any culturally significant site or area.	Council to develop policy to address this concern