



Infrastructure (INF)

What are the key issues?

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

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

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

What is the approach in the Proposed District Plan?

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

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

The chapter contains both general infrastructure provisions, and provisions specific to the National Grid Network.



What does it mean for me?

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

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

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

New provisions (such as the introduction of new setbacks and corridors for the National Grid as well as other electricity distribution corridors) will provide better protection of infrastructure by avoiding reverse sensitivity effects.

The National Grid and Electricity Distribution Lines are included in the Proposed District Plan mapping available on our website.

Key changes from the current rules

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

- New provisions would seek to protect infrastructure by avoiding reverse sensitivity effects on it –through the introduction of new setbacks and corridors for the following:
 - » New National Grid Yard, Corridor and Substation Yard – which would manage

buildings, sensitive activities and earthworks near the National Grid (including its substations)

- » an electricity distribution yard that would manage buildings and sensitive activities near electricity distribution corridors.
- Management of noise sensitive activities near the rail corridor and state highways – primarily through acoustic requirements for habitable rooms (these rules are found in the NOISE chapter).

Summary of the new rules:

Permitted Activities that will not require a resource consent:

- Maintenance and repair and removal of infrastructure both within, or outside an overlay, where standards are complied with.
- Upgrading of infrastructure, excluding transmission lines over 110kV, outside overlays (where standards are complied with).
- Limited types of infrastructure (either new or upgrades) in the natural hazard overlay or coastal natural hazard overlay where standards are complied with.
- New infrastructure within existing buildings, and on or within existing bridges and structures across rivers (subject to standards).
- New underground infrastructure, excluding transmission lines over 110kV outside an overlay (subject to standards).
- New community irrigation and stock water races (subject to standards).
- Customer connection lines outside of any overlay (where standards are complied with).
- Cabinets and electric vehicle charging stations outside any overlay (subject to standards).
- Telecommunication poles, outside any overlay (where standards are complied with).
- Antenna attached to a building, outside any overlay (where standards are complied with).
- Temporary infrastructure, temporary electricity generators and self-contained power units, outside any overlay (where standards are complied with).
- New transformers, substations, switching stations and ancillary buildings for the electricity network.
- New infrastructure not otherwise provided for or subject to any other rule (where standards are complied with).
- Recorders to measure the flows and levels of lakes and rivers (where standards are complied with).
- Meteorological activities, extreme adverse weather devices and air and marine navigation aids, outside any overlay (where standards are complied with).

Summary of the new rules

Permitted Activities that will require a resource consent:

- Any of the permitted activities that do not comply with the relevant standards.
- Upgrading of transmission lines above 110kV that are not regulated by the NESETA.
- Telecommunication poles, antennas and cabinets regulated by the NESTF that do not meet the permitted activity standards of the NESTF.
- Water reservoirs, wells and supply intakes for the reticulation and provision of public water supply.
- Upgrading of infrastructure, in or on an Outstanding Natural Feature or Landscape, Significant Natural Area, Historic Heritage Item, Sites and Areas of Significance to Māori, or the Ōamaru Historic Area.
- Upgrading of infrastructure/new infrastructure located in the root protection area of a Notable Tree.
- New transmission lines.
- Water and wastewater treatment plants.
- New infrastructure in an SNA.

Summary of the National Grid Rules

Permitted Activities that will not require a resource consent:

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

Permitted Activities that will require a resource consent:

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

IMPORTANT NOTE:

This chapter summary is for informal information purposes only and is not intended to serve as a substitute for the official provisions contained in the Proposed District Plan or the requirements of the Resource Management Act 1991. Please refer to the Proposed Waitaki District Plan for comprehensive and authoritative guidance on this topic.

Find out more

You can view the full chapter on our website:

visit www.waitaki.govt.nz/proposed-district-plan