

10 Network Utilities and Designations

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10A Purpose of the Network Utilities Provisions

The purpose of the *network utilities* provisions is to outline the objectives, policies and rules which govern the installation and operation of *network utilities* throughout *the City*.

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 the *sub-region*. It is also recognised that the nature of some *network utilities* and associated works need to be managed to ensure they do not adversely affect amenity, *landscape character*, *streetscape*, heritage values, or public health and safety.

It is also recognised that the nature of some network utilities and associated works need to be managed to avoid, remedy or mitigate any local environmental effects. The network utilities provisions provide a resource management framework for balancing the positive effects and benefits of such activities with local environmental effects.

In doing so, it is also recognised that *the City* shares a significant boundary with the Western Bay of Plenty District Council and it is important to acknowledge the importance of the infrastructural and network utility linkages crossing the boundary between the City and the District and to ensure the appropriate integration, coordination and safeguarding of such assets.

10A.1 Purpose of the High-Voltage Transmission Plan Area

The purpose of the High-Voltage Transmission Plan Area, including the relevant objectives, policies and rules, is outlined in *Section 10B – Purpose of the High Voltage Transmission Plan Area*.

10A.2 Purpose of the Designations Provisions

The purpose of the designations provisions are outlined in *Appendix 10C: Designations*.

10A.3 Objectives and Policies of the Network Utilities Chapter

10A.3.1 Objective – Provision of Network Utilities

- a) The importance of *network utilities* to *the City's*, region's and nation's existing and future social and economic wellbeing is recognised;
- b) The sustainable, secure and efficient use and development of *network utilities* within *the City* is provided.

10A.3.1.1 Policy – Provision of Network Utilities

- a) By providing for a range of *network utilities* to operate throughout *the City* to meet the existing and future community's needs;
- b) By ensuring that the provision for *network utilities* that cross jurisdictional boundaries are managed in an integrated manner;
- c) By enabling the efficient establishment, operation, maintenance and minor upgrading (in relation to electric lines) of *network utilities*;
- d) By recognising the functional, technical and operational requirements of *network utilities* and the benefits they provide when assessing resource consent applications.

10A.3.2 Objective – Efficient Operation of Established Network Utilities

The efficient operation and maintenance of established *network utilities* is not adversely affected by *subdivision*, use and development.

10A.3.2.1 Policy - Efficient Operation of Network Utilities

By ensuring the security, safety and reliability of *the City's* existing *network utilities* is considered in the assessment of *subdivision*, use and development.

10A.3.3 Objective – Construction, Operation and Maintenance of Network Utilities

- a) The *construction* (and minor upgrading in relation to electric lines) of *network utilities* avoids or mitigates any potential adverse effects on amenity, *landscape character*, *streetscape* and heritage values;
- b) The operation (and minor upgrading in relation to electric lines) and maintenance of *network utilities* mitigates any adverse effects on amenity, *landscape character*, *streetscape* and heritage values.

10A.3.3.1 Policy - Undergrounding of Infrastructure Associated with Network Utilities

By ensuring *infrastructure* associated with *network utilities* (including, but not limited to pipes, lines and cables) shall be placed underground, unless:

- a) Alternative placement will reduce adverse effects on the amenity, *landscape character*, *streetscape* or heritage values of the surrounding area;
- b) The existence of a natural or physical feature or *structure* makes underground placement impractical;
- c) The operational, technical requirements or cost of the *network utility infrastructure* dictate that it must be placed above ground;
- d) It is existing *infrastructure*.

10A.3.3.2 Policy - Effects on the Environment

By ensuring that *network utilities* are designed, sited, operated and maintained to address the potential adverse effects:

- a) On other *network utilities*;
- b) Of emissions of noise, light or *hazardous substances*;
- c) On the amenity of the surrounding *environment*, its *landscape character* and *streetscape* qualities;
- d) On the amenity values of *sites*, *buildings*, places or areas of heritage, cultural and archaeological value.

10A.3.3.3 Policy - Effects on Open Space

By avoiding the location of *network utilities* within the *Open Space Zone* where those activities would compromise the role, function and future development of that Zone.

10A.3.4 Objective - Health and Safety of Community

The health and safety of the community is not adversely affected by the *construction*, operation and maintenance of *network utilities*.

10A.3.4.1 Policy - Health and Safety of Community

By ensuring *network utilities*, in particular those *network utilities* emitting radiofrequency fields or generating electric and magnetic fields, are designed, sited, operated and maintained to meet nationally recognised standards.

10A.3.5 Objective – Energy Efficiency and Renewable Energy Generation

The efficient use of energy, and the use of energy from *renewable energy* sources is encouraged and promoted.

10A.3.5.1 Policy – Energy Efficiency and Renewable Energy

By encouraging and promoting energy efficiency and, where appropriate, the development, *connection to the National Grid or a distribution system*, and use of renewable energy sources throughout *the City*.

10A.3.5.2 Policy – Adverse Effects of Renewable Energy Generation

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 avoided or mitigated.

10A.4 Activity Status Rules

10A.4.1 Activities Throughout the City

All activities in all zones shall have the status identified in *Table 10A.1*. Symbols used in *Table 10A.1* have the meaning described in *Table 1A.2: Activity Status*.

Note: While only transmission and key electric lines are identified on the Planning Maps, works in close proximity to all electric lines can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for buildings, earthworks and mobile plants within close proximity to all electric lines. Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting. To discuss works, including tree planting, near electrical lines especially within 20m of those lines, contact the line operator.

Table 10A.1: Activity Status for Network Utilities

All Network Utilities										
Network Utilities Activity Status	Relevant Rule	Residential, Rural-Residential, & Education Centre Zones	Rural and Future Urban Zone	Greenbelt Zone	Rural Marae Community & Ngati Kahu Papakainga Zones	Commercial Zones	Industrial & Special Use Zones	Conservation Zone	Open Space Zones (not including Conservation)	Road Zone
The removal of existing <i>network utilities</i> , including any existing <i>infrastructure</i> whether underground or overhead.	10A.5	P	P	P	P	P	P	P	P	P
The operation, maintenance and renewal of existing <i>network utilities</i> , including any existing <i>infrastructure</i> , whether underground or overhead.	10A.5	P	P	P	P	P	P	P	P	P
<i>Cabinets</i> , including associated <i>infrastructure</i> .	-	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)

Electricity (including distribution and transmission)

Network Utilities Activity Status	Relevant Rule	Residential, Rural-Residential, & Education Centre Zones	Rural and Future Urban Zone	Greenbelt Zone	Rural Marae Community & Ngati Kahu Papakainga Zones	Commercial Zones	Industrial & Special-Use Zones	Conservation Zone	Open Space Zones (not including Conservation)	Road Zone
The trimming and pruning of vegetation necessary to protect <i>electric lines</i> (required to meet the <i>Electricity (Hazards from Trees) Regulations 2003</i>) or <i>telecommunication lines</i> .	10A.5	P	P	P	P	P	P	P	P	P
Extensions to, or new above ground <i>electric lines</i> (except <i>transmission electric lines</i>) and single-pole support <i>structures</i> , where the existing distribution is overhead.	10A.5	P	P	P	P	P	P	P	P	P
New above ground single-pole <i>electric lines</i> (except <i>transmission electric lines</i>) and support <i>structures</i> (not otherwise provided for in <i>Table 10A.1</i>).	-	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	NC (Refer Rule 10A.12)	NC (Refer Rule 10A.12)	P (Refer Rule 10A.5)
<i>Minor upgrading</i> of existing above-ground <i>electric lines</i> (including <i>transmission electric lines</i>) and support <i>structures</i> .	10A.5	P	P	P	P	P	P	P	P	P

Electricity (including distribution and transmission)

Network Utilities Activity Status	Relevant Rule	Residential, Rural-Residential, & Education Centre Zones	Rural and Future Urban Zone	Greenbelt Zone	Rural Marae Community & Ngati Kahu Papakainga Zones	Commercial Zones	Industrial & Special-Use Zones	Conservation Zone	Open Space Zones (not including Conservation)	Road Zone
Underground <i>electric lines</i> (including <i>transmission electric lines</i>) for conveying electricity at a voltage up to and including 110kV, including underground connections from <i>buildings</i> and <i>sites</i> .	10A.5	P	P	P	P	P	P	P	P	P
New and upgraded transformers, <i>substations</i> and switching stations distributing electricity at a voltage up to, and including 110kV, and ancillary <i>buildings</i> not exceeding 100m ² <i>gross floor area</i> .	-	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)

Radio and Telecommunications

Network Utilities Activity Status	Relevant Rule	Residential, Rural-Residential, & Education Centre Zones	Rural and Future Urban Zone	Greenbelt Zone	Rural Marae Community & Ngati Kahu Papakaitinga Zones	Commercial Zones	Industrial & Special-Use Zones	Conservation Zone	Open Space Zones (not including Conservation)	Road Zone
Underground <i>telecommunication lines</i> , including underground connections from <i>buildings</i> and <i>sites</i> .	10A.5	P	P	P	P	P	P	P	P	P
Extensions to or new above ground <i>telecommunication lines</i> and single-pole support <i>structures</i> where the existing distribution is overhead.	10A.5	P	P	P	P	P	P	P	P	P
New above ground <i>telecommunication lines</i> and single-pole support <i>structures</i> located within the <i>Road Zone</i> that adjoins a Rural Zone.	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	P (Refer Rule 10A.5)
New above ground single-pole <i>telecommunication lines</i> and support <i>structures</i> (not otherwise provided for in <i>Table 10A.1</i>).	-	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	NC (Refer Rule 10A.12)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)
Radio and telecommunication <i>masts</i> aerials, antennas, panel antennas.	10A.5	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)
<i>Buildings</i> not exceeding 10m ² gross floor area (GFA) associated with the establishment of radio and telecommunication <i>masts</i> .	-	D (Refer Rule 10A.10)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)

Gas Transmission

Network Utilities Activity Status	Relevant Rule	Residential, Rural-Residential, & Education Centre Zones	Rural and Future Urban Zone	Greenbelt Zone	Rural Marae Community & Ngati Kahu Papakainga Zones	Commercial Zones	Industrial & Special-Use Zones	Conservation Zone	Open Space Zones (not including Conservation)	Road Zone
Underground gas transmission pipelines at a pressure not exceeding 2000 kilopascals, including aerial crossings of bridges, structures or streams, and ancillary equipment, including regulator stations, but not compressor stations.	-	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)
Underground gas transmission pipelines at a pressure exceeding 2000 kilopascals, including aerial crossings of bridges, structures or streams, and ancillary equipment, including compressor compounds with compressor houses.	10A.11	D	D	D	D	D	D	D	D	D
Gas valve and takeoff stations, sales gates and regulator systems.	-	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)

Water, Wastewater and Stormwater

Network Utilities Activity Status	Relevant Rule	Residential, Rural-Residential, & Education Centre Zones	Rural and Future Urban Zone	Greenbelt Zone	Rural Marae Community & Ngati Kahu Papakainga Zones	Commercial Zones	Industrial & Special-Use Zones	Conservation Zone	Open Space Zones (excl including Conservation)	Road Zone
New underground pipelines conveying water, stormwater, wastewater and associated pump stations (with above ground dimensions less than 50m ² gross floor area), including aerial crossings of bridges, structures or rivers and streams, and ancillary equipment, including regulator stations, but not compressor stations.	-	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	C (Refer Rule 10A.9)	C (Refer Rule 10A.9)	P (Refer Rule 10A.5)
Water treatment plants.	-	D (Refer Rule 10A.11)	RD (Refer Rule 10A.10)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)
Water supply reservoirs.	-	D (Refer Rule 10A.11)	RD (Refer Rule 10A.10)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)
New stormwater reserves.	-	RD (Refer Rule 10A.10)	RD (Refer Rule 10A.10)	P (Refer Rule 10A.5)	RD (Refer Rule 10A.10)	RD (Refer Rule 10A.10)	RD (Refer Rule 10A.10)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)
Stormwater overland flowpaths.	10A.5	P	P	P	P	P	P	P	P	P

Meteorological Activities

Network Utilities Activity Status	Relevant Rule	Residential, Rural-Residential, & Education Centre Zones	Rural and Future Urban Zone	Greenbelt Zone	Rural Marae Community & Ngati Kahu Papakainga Zones	Commercial Zones	Industrial & Special-Use Zones	Conservation Zone	Open Space Zones (not including Conservation)	Road Zone
Meteorological enclosures and buildings not exceeding 30m ² in gross floor area; automatic weather stations and single anemometer masts not exceeding a height of 10m; voluntary observer sites and associated microwave links.	-	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)
Meteorological buildings greater than 30m ² gross floor area.	10A.10	D	D	D	D	D	D	D	D	D

Traffic, Transport and Structures

Network Utilities Activity Status	Relevant Rule	Residential, Rural-Residential, & Education Centre Zones	Rural and Future Urban Zone	Greenbelt Zone	Rural Marae Community & Ngati Kahu Papakainga Zones	Commercial Zones	Industrial & Special-Use Zones	Conservation Zone	Open Space Zones (not including Conservation)	Road Zone
Traffic-control signals and devices (including speed cameras and CCTV equipment), road traffic signs, road signs, toll booths, light-poles and associated <i>structures</i> and fittings, post boxes, landscaped gardens, artworks and sculptures, bus stops, phone boxes, public toilets, interpretative and directional signs, road furniture, bus shelters and <i>infrastructure</i> .	10A.5	P	P	P	P	P	P	P	P	P
Airports and/or helipads.	-	NC (Refer Rule 10A.12)	D (Refer Rule 10A.11)	NC (Refer Rule 10A.12)	NC (Refer Rule 10A.12)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	NC (Refer Rule 10A.12)	NC (Refer Rule 10A.12)	NC (Refer Rule 10A.12)
Activities in the <i>Road Zone</i> provided for by legislation, <i>Council's</i> by-laws, or <i>the Plan</i> , including formation and maintenance.	10A.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	P
Activities in the <i>Road Zone</i> (not otherwise provided for in <i>Table 10A.1</i>).	10A.10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	D (Refer Rule 10A.11)

Energy Generation and Renewable Energy										
Network Utilities Activity Status	Relevant Rule	Residential, Rural-Residential, & Education Centre Zones	Rural and Future Urban Zone	Greenbelt Zone	Rural Marae Community & Ngati Kahu Papakainga Zones	Commercial Zones	Industrial & Special-Use Zones	Conservation Zone	Open Space Zones (not including Conservation)	Road Zone
Anemometers (including associated support <i>structures</i>) established for the purpose of measuring wind.	10A.11	D	D	D	D	D	D	D	D	D
<i>Renewable energy generation, research scale investigation and assessment.</i>	-	NC (Refer Rule 10A.12)	RD (Refer Rule 10A.10)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	RD (Refer Rule 10A.10)	NC (Refer Rule 10A.12)	NC (Refer Rule 10A.12)	D (Refer Rule 10A.11)
<i>Wind energy facility and wind-power generators for bulk power supply.</i>	-	NC (Refer Rule 10A.12)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	NC (Refer Rule 10A.12)	NC (Refer Rule 10A.12)	D (Refer Rule 10A.11)
Hydroelectric power stations.	-	NC (Refer Rule 10A.12)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	NC (Refer Rule 10A.12)	NC (Refer Rule 10A.12)	D (Refer Rule 10A.11)
<i>Small and community-scale distributed renewable energy generation (excluding solar panels).</i>	-	D (Refer Rule 10A.11)	RD (Refer Rule 10A.9)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	RD (Refer Rule 10A.9)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)
Temporary diesel-fuelled generation activities.	-	D (Refer Rule 10A.11)	P	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P

Miscellaneous

Network Utilities Activity Status	Relevant Rule	Residential, Rural-Residential, & Education Centre Zones	Rural and Future Urban Zone	Greenbelt Zone	Rural Marae Community & Ngati Kahu Papakainga Zones	Commercial Zones	Industrial & Special-Use Zones	Conservation Zone	Open Space Zones (not including Conservation)	Road Zone
Trig stations.	10A.5	P	P	P	P	P	P	P	P	P
Relocatable recycling drop-off centres less than 6m ² in area, provided that no more than 3 relocatable recycling drop-off centres are located on a <i>site</i> .	-	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)	D (Refer Rule 10A.11)	P (Refer Rule 10A.5)	P (Refer Rule 10A.5)
Lighthouses, navigational aids (unless otherwise provided for in <i>Table 10A.1</i>), beacons and extreme adverse weather and tsunami warning devices no greater than 2.5m by 1.5m and 4m in <i>height</i> (when measured from the 'point of attachment').	-	P	P	P	P	P	P	RD (Refer Rule 10A.9)	RD (Refer Rule 10A.9)	RD (Refer Rule 10A.9)
The repair, maintenance, replacement, upgrading or relocation 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.	-	n/a	n/a	n/a	n/a	n/a	n/a	P (Refer Rule 10A.5)	n/a	n/a
Minor work and maintenance to the building structure, mast, access track, underground services and sight lines from the signal station on Hopukiore - Mount Drury.	-	n/a	n/a	n/a	n/a	n/a	n/a	P (Refer Rule 10A.5)	n/a	n/a

10A.5 Permitted Activity Rules

Note: Any activity that does not comply with a Permitted Activity Rule shall be considered a Restricted Discretionary Activity, unless stated otherwise.

Note: Unless otherwise stated, the provision of any National Environmental Standard shall prevail.

10A.5.1 Overriding Provisions of the Network Utilities Rules

- a) The provisions of any Zone where an activity is proposed to be located shall not apply to Network Utilities, unless otherwise stated. Where it is stated that any activity must comply with a rule in an underlying zone, any non-compliance with that Rule shall be assessed in accordance with the Rule requirements of that Zone.
- b) For the purpose of clarity, the relevant provisions of Chapter 4 through 12 shall apply to Network Utilities and shall be assessed in accordance with these Rule requirements.

10A.5.2 Building Height

- a) The maximum *height* of the zone in which the activity is located shall apply, except for:
 - i) Activities listed as Permitted Intrusions in *Rule 4H.2.3 – Permitted Height and Viewshaft Protection Area Intrusions*;
 - ii) *Telecommunication lines* and single-pole support *structures*, which shall be no greater than 17 metres;
 - iii) *Electric lines* (including *transmission electric lines*) and single-pole support *structures*, which shall be no greater than 17 metres;
 - iv) Radio and telecommunication *masts, antennas, aerials* and *cabinets* (refer to *Rule 10A.7 – Permitted Activity Rules – Special Network Utility – Radio and Telecommunications*);
- b) The exemptions provided for in *Rule 10A.5.2 a)(ii), a)(iii) and a)(iv)*, in relation to masts and cabinets only, do not apply in the:
 - i) *Tauriko Business Estate Special Height Control Area (Recession Plane)*; and/or
 - ii) The *Tauriko Business Estate – 12 metre height limit* identified in *Diagram 10, Section 5 Plan Maps (Part B), Tauriko Business Estate Outline Development Plan*.
- c) Provided that no *building* or *structure* within any identified *Viewshaft Protection Area* shall exceed the maximum *height* identified within the *Plan Maps (Part B)*, except for:
 - i) *Activities listed as Permitted Intrusions in Rule 4H.2.3 – Permitted Height and Viewshaft Protection Area Intrusions*;
 - ii) Permitted Activities in the *Road Zone*;
 - iii) Any other *Network Utility* not listed in (i) and (ii) above that is:
 - a) Not located within a *sensitive area*;
 - b) A minimum of 500 metres from the identified GPS co-ordinate of the beginning of the *Viewshaft Protection Area* (as detailed in *Chapter 6 – Natural Features and Landscapes, Appendix 6C: Views to Outstanding Natural Features and Landscapes and Appendix 6D: Views from Marae to Mauao*, and identified on the *Plan Maps (Part B)*).

Note: Any activity that does not comply with the Permitted Activity Rule 10.5.2 – Building Height shall be considered a Discretionary Activity.

10A.5.3 Overshadowing

The overshadowing provisions for the zone in which the activity is located with the exception of the Permitted Intrusions in *Rule 4H.2.2 – Permitted Overshadowing Envelope Intrusions* shall apply, except for:

- a) Permitted Activities in the *Road Zone*;
- b) *Telecommunication lines* and single-pole support *structures*;
- c) *Electric lines* (including *transmission electric lines*) and single-pole support *structures*;
- d) Radio and telecommunication *masts, antennas* and *aerials* (refer to *Rule 10A.7 – Permitted Activity Rules – Special Network Utility – Radio and Telecommunications*).

10A.5.4 Setbacks

The *setbacks* provisions for the zone in which the activity is located with the exception of the Permitted Intrusions in *Rule 4.8.2.1 – Permitted Setback Intrusions* shall apply, except for:

- a) Permitted activities in the *Road Zone*;
- b) *Telecommunication lines* and single-pole support *structures*;
- c) *Electric lines* (including *transmission electric lines*) and single-pole support *structures*;
- d) Radio and telecommunication *masts, antennas and aerials* (refer to *Rule 10A.7 – Permitted Activity Rules – Special Network Utility – Radio and Telecommunications*).

10A.5.5 Streetscape

The *Streetscape* provisions for the zone in which the activity is located shall apply, except for:

- a) Permitted Activities in the *Road Zone*;
- b) *Telecommunication lines* and single-pole support *structures*;
- c) *Electric lines* (including *transmission electric lines*) and single-pole support *structures*;
- d) Radio and telecommunication *masts, antennas and aerials* (refer to *Rule 10A.7 – Permitted Activity Rules – Special Network Utility – Radio and Telecommunications*).

10A.5.6 On-Site Parking

The on-site parking provisions for the zone in which the activity is located shall not apply.

10A.5.7 Outdoor Storage Areas

- a) All outdoor storage areas, *excluding temporary storage areas*, for goods, materials, plant machinery or equipment and solid waste associated with any *network utility* shall be permanently screened when the *site* adjoins a:
 - i) *Sensitive zone*;
 - ii) *Outstanding natural feature and landscape plan area*;
 - iii) *Important amenity landscape plan area*;
 - iv) *Special Ecological Area*.
- b) For the purpose of *Rule 10A.5.7 a) – Outdoor Storage Areas*, the following are appropriate solutions:
 - i) A fence with a minimum 1.8 metre high screen wall or closed boarded wooden fence of permanent materials;
 - ii) A visually permeable fence to a minimum of 1.8 metres in *height* in conjunction with an area of landscape planting 2 metres in width contiguous with the *boundary* and comprising a mix of trees, shrubs and groundcover.

10A.5.8 Radiofrequency and Electro-Magnetic Fields

- a) *Network utilities* that transmit radiofrequency fields or emit electro-magnetic fields shall comply with the relevant New Zealand Guidelines or Legislation;
- b) *Network utilities* that emit electro-magnetic fields shall comply with the relevant International Commission on Non-Ionising Radiation Protection (ICNIRP) Guidelines.

Note: Any radio and telecommunication activity that does not comply with the Permitted Activity Rule 10A.5.8 – Radiofrequency and Electro-Magnetic Fields shall be considered a Non-complying Activity, in accordance with the National Environmental Standards on Telecommunications Facilities.

10A.5.9 Establishment, Maintenance or Demolition of a Network Utility

Where the establishment, maintenance, removal or demolition of a *network utility* and/or associated *buildings* or *structures*, involves the disturbance of the ground, the body responsible for that work must undertake restoration of the area disturbed to the condition of the surrounding area at the completion of the works.

10A.5.10 Cabinets

- a) *Cabinets* within the *Road Zone* that adjoin any:
- i) *Sensitive zone*, except for Rural Marae Community and the Ngati Kahu Papakainga Zones;
 - ii) *Outstanding natural feature and landscape* plan area;
 - iii) *Important amenity landscape* plan area;
 - iv) Special Ecological Area.
- shall comply with the following dimensions:
- v) The *gross floor area (GFA)* shall not exceed 1.4m²;
 - vi) The *height* shall not exceed 1.8 metres (excluding any foundation plinth the transformer/*cabinet* and associated switching gear may be placed upon).
- b) *Cabinets* that adjoin, or are located on land zoned Rural, Future Urban, Greenbelt, Rural Marae Community, Ngati Kahu *Papakainga*, Industrial or Commercial shall comply with the following dimensions:
- i) The *gross floor area (GFA)* shall not exceed 4m²;
 - ii) The *height* does not exceed 2.5 metres (including any foundation plinth the transformer and associated switching gear may be placed upon).
- c) *Cabinets* attached to any *building* or *structure* within any Rural, Commercial, Industrial or Road Zones shall comply with the following dimensions:
- i) 4m² *gross floor area (GFA)*;
 - ii) 2.5 metres 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 the greater).

Note: Any activity that does not comply with the Permitted Activity Rule 10A.5.10 – Cabinets shall be considered a Discretionary Activity.

10A.6 Permitted Activity Rules - Special Network Utility - Electricity

Note: Where an activity does not comply with a Permitted Activity Rule it shall be considered a Restricted Discretionary Activity, unless stated otherwise.

Note: All activities identified in Rule 10A.6 – Permitted Activity Rules – Special Network Utility – Electricity shall also comply with Rule 10A.5 – Permitted Activity Rules, where relevant.

10A.6.1 Minor Upgrading of Above-Ground Electric Lines and Support Structures

The support *structure* foundation footprint, during the minor upgrading of an above-ground *electric line*, shall:

- a) Not be increased by more than 15% of the existing tower base footprint, calculated on an area basis in accordance with *Appendix 10A: Tower Relocation Envelope for Permitted Activities*; and or
 - b) Not be relocated by more than the tower relocation envelope in accordance with *Appendix 10A: Tower Relocation Envelope for Permitted Activities*;
 - c) For pole structures, be adjacent to the existing footing.
-

Note: Any activity that increases the tower base footprint by more than 15%, but less than 20% and/or relocates the existing tower base footprint in accordance with the tower relocation envelope for Controlled Activities in accordance with Appendix 10A: Tower Relocation Envelope, shall be considered a Controlled Activity.

Note: Any activity that locates a pole structure that is not adjacent to the existing footing shall be considered a Restricted Discretionary Activity.

10A.6.2 Temporary Diesel-Fuelled Generation Activities

Temporary Diesel-Fuelled Generation Activities, including associated transformers and fuel storage tanks, located within the Rural, Industrial and *Road Zones* shall:

- a) Produce no greater than a combined output of 10MW per *site*;
- b) Operate for no longer than 6 months in any calendar year.

10A.7 Permitted Activity Rules - Special Network Utility - Radio and Telecommunications

Note: Any activity that does not comply with a Permitted Activity Rule shall be considered a Restricted Discretionary Activity, unless stated otherwise.

Note: All activities identified in Rule 10A.7 – Permitted Activity Rules – Special Network Utility – Radio and Telecommunications shall also comply with Rule 10A.5 – Permitted Activity Rules, where relevant.

10A.7.1 Radio and Telecommunication Masts

Radio and telecommunication *masts* (whether supported by guy wires, wooden or steel support poles) and associated *antennas* and *aerials* located within the Rural, Commercial, Industrial or *Road Zones* shall be:

- a) No greater than 26 metres in *height*, provided that:
 - i) The maximum diameter of the radio and telecommunication *mast* does not exceed 1350mm;
 - ii) Any associated *antenna* dishes do not exceed 5 metres in diameter;
 - iii) Any panel *antenna* does not exceed 1.2m² in area;
 - iv) Any *aerials* or lightning rods do not exceed 80mm in diameter.
- 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);
 - ii) *Outstanding natural feature and landscape*;
 - iii) *Important amenity landscape*;
 - iv) Special Ecological Area.
- c) Located within a *height* to boundary setback building *envelope* of 2 metres *height* above *ground level* and a 45° angle into the *site*, as measured from the nearest *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);
 - ii) *Outstanding natural feature and landscape*;
 - iii) *Important amenity landscape*;
 - iv) Special Ecological Area.

provided that Rule 10A.5.2 b) – *Building Height* is complied with.

Note: Any activity that does not comply with the Permitted Activity Rule 10A.7.1 – Radio and Telecommunication Masts shall be considered a Discretionary Activity.

10A.7.2 Radio and Telecommunication Aerials and Antennas Attached to any Building or Structure

Radio and telecommunication *aerials* and *antennas* attached to any *building* or *structure* located within any Rural, Commercial, Industrial or *Road Zone* shall not exceed:

- a) 5 metres above the 'point of attachment', or 5 metres above the permitted *height* of the zone (whichever is the greater) provided that any:
 - i) *Antenna* dish does not exceed up to 1.8 metres in diameter;
 - ii) *Aerial* does not exceed 80mm in diameter;
 - iii) Panel *antenna* does not exceed 1.2m² in area.

Note: Any activity that does not comply with the Permitted Activity Rule 10A.7.2 – Radio and Telecommunication Aerials and Antennas Attached to any Building or Structure shall be considered a Discretionary Activity.

10A.8 Rules in Other Sections of the Plan

Network utilities, located within any zone, shall also comply with the following Permitted Activity conditions found in other Sections of *the Plan*, where relevant:

- a) The provisions of *Chapter 4 – General Rules*;
- b) The provisions of *Chapter 7 – Heritage*;
- c) The provision of *Chapter 8 – Natural Hazards*;
- d) The provisions of *Chapter 9 – Hazardous Substances and Contaminated Land*;
- e) The provisions of *Chapter 11 – Financial Contributions*;
- f) The provisions of *Chapter 12 – Subdivision, Infrastructure and Services, Section 12G - Infrastructure and Services*;
- g) The provisions of *Rule 18A.12.1.2 b) and c) – Tauriko Industry Zone*;
- h) The provisions of any Plan area.

10A.9 Controlled Activity Rules

The following are Controlled Activities:

- a) Any activity listed as a Controlled Activity in *Table 10A.1*;
- b) *Rule 10A.6.1 – Minor Upgrading of Above-Ground Electric Lines and Support Structures*, where the activity proposes to increase the tower base footprint by more than 15%, but less than 20% and/or relocate the existing tower base footprint in accordance with the tower relocation envelope for Controlled Activities in accordance with *Appendix 10A: Tower Relocation Envelope for Controlled Restricted Activities*.

10A.9.1 Controlled Activities – Standards and Terms

Note: Any activity that does not comply with a Controlled Activity Standard and Terms shall be considered a Restricted Discretionary Activity, except where an activity does not comply with Rule 10A.9.2 b) Controlled Activity Rules for Minor Upgrading of Above-Ground Transmission or Electric Lines and Support Structure which shall be considered a Discretionary Activity.

Controlled Activities shall comply with the following standards and terms:

- a) Any activity described as a Controlled Activity in *Rule 10A.9 – Controlled Activity Rules* shall meet the Permitted Activity Rules outlined in *Rule 10A.5*.

10A.9.2 Controlled Activities – Matters of Control and Conditions

- a) For *New Underground Pipelines Conveying Water, Stormwater, Wastewater & Associated Pump Stations*:
 - i) The nature and locality in which the building or structure is located. This includes consideration of the impact on landscape character;
 - ii) Whether the proposed siting, landscape design and screening will internalise or mitigate the effects of the building or structure of the site as far as practicable;
 - iii) Any adverse effects on streetscape;
 - iv) Any adverse effects on amenity values, including noise, vibration, odour, dust, air emissions, earthworks and lighting.
- b) For the *Minor Upgrading of Above-Ground Electric Lines and Support Structures*
 - i) Visual, landscape and ecological effects;
 - ii) The effects on historic heritage;
 - iii) The effects and timing of construction works;
 - iv) The effects on services and infrastructure.

10A.10 Restricted Discretionary Activity Rules

The following are Restricted Discretionary Activities:

- a) Any Permitted Activity that does not comply with:
 - i) *Rule 10A.5.3 – Overshadowing;*
 - ii) *Rule 10A.5.4 – Setbacks;*
 - iii) *Rule 10A.5.5 – Streetscape;*
 - iv) *Rule 10A.5.7 – Outdoor Storage Areas;*
 - v) *Rule 10A.5.9 – Establishment, Maintenance or Demolition of a Network Utility;*
 - vi) *Rule 10A.6.1 a) and b) - Minor Upgrading of Above-Ground Electric Lines and Support Structures, where the activity proposes to increase the tower base footprint by more than 15%, but less than 20% and/or relocate the existing tower base footprint in accordance with the tower relocation envelope for Controlled Activities in accordance with Appendix 10A: Tower Relocation Envelope for Controlled Activities.*
 - vii) *Rule 10A.6.1 c) Upgrading of Above-Ground Electric Lines and Support Structures where the pole structure is not located adjacent to the existing footing.*
- b) Any activity that does not comply with *Rule 10A.9.1 – Controlled Activities – Standards and Terms;*
- c) Any activity listed as Restricted Discretionary in *Table 10A.1.*

10A.10.1 Restricted Discretionary Activity – Standards and Terms

Note: Any activity that does not comply with a Restricted Discretionary Activity Standards and Terms shall be considered a Discretionary Activity.

10A.10.1.1 Renewable Energy Generation, Research Scale Investigation and Assessment

- a) The activity shall meet the Permitted Activity Rules, where relevant;
- b) A site development plan shall be submitted with every application indicating the design, location and type of buildings and structures proposed;
- c) The footprint of all buildings or structures shall be no greater than 50m²;
- d) The activity shall not exceed a period of six months within any calendar year.

10A.10.2 Restricted Discretionary Activity – Matters of Discretion and Conditions

The *Council* shall restrict the exercise of its discretion to:

- a) The extent to which the *building* or *structure* will adversely impact on landscape character;
- b) Whether the proposed siting, landscape design, screening and *site* layout will internalise or mitigate the effects of any *building* or *structure* to the *site* as far as practicable;
- c) Whether the heritage values of any registered *buildings* or places would be adversely affected;
- d) The degree of adverse effects on amenity values, including noise, vibration, odour dust, air emissions, *earthworks* and lighting;
- e) The degree of adverse effects on *streetscape*;
- f) Rehabilitation of the *site* following any *construction* or future maintenance period;
- g) In addition to *Rule 10A.10.2 a) – f) – Restricted Discretionary Activity – Matters of Discretion and Conditions*, for any *building*; *structure* or *earthworks* that is proposed for land zoned Open Space, the following shall apply:
 - i) Whether the location is consistent with the objectives and policies of the relevant *Open Space Zone*;
 - ii) The anticipated impact on amenity, including natural and recreational amenity;
 - iii) Any potential interference with public use and enjoyment of the land.
- h) In addition to *Rule 10A.10.2 a) – f) – Restricted Discretionary Activity – Matters of Discretion and Conditions*, for any *water supply reservoir*, *small and community-scale distributed renewable energy generation* or Temporary Diesel-Fuelled Generation Activity, the following shall apply:
 - i) Screening, earth mounding and/or planting to mitigate the bulk and scale of the activity on the surrounding *landscape character*;
 - ii) Colour treatment to reduce the visual dominance.

- i) In addition to *Rule 10A.10.2 a) – f) – Restricted Discretionary Activity – Matters of Discretion and Conditions*, for New Stormwater Reserves, the following shall apply:
 - i) Compliance with *Appendix 12B: Performance Standards, Stormwater*.

10A.11 Discretionary Activity Rules

The following are Discretionary Activities:

- a) The replacement or upgrading of an above-ground *electric line* or support *structure* that:
 - i) increases the existing tower base footprint by more than 20%, calculated on an area basis in accordance with *Appendix 10.A: Tower Relocation Envelope*, and/or
 - ii) relocates the existing tower base footprint by more than the tower relocation envelope for Controlled Activities in accordance with *Appendix 10A: Tower Relocation Envelope*;
- b) Any activity that is not listed as Permitted, Restricted Discretionary or a Non-complying Activity;
- c) Any activity listed as a Discretionary Activity in *Table 10A.1*.

10A.11.1 Assessment of Discretionary Activities

In considering a Discretionary Activity the *Council's* discretion is unrestricted. The *Council* shall consider any relevant matter with particular regard to the relevant objectives and policies of *the Plan*. In addition, *Council* shall have particular regard to the relevant matters outlined in *Rule 10A.10.2 - Restricted Discretionary Activity – Matters of Discretion and Conditions*.

10A.12 Non-Complying Activity Rules

Any activity listed as Non-Complying in *Table 10A.1* is deemed to be a Non-Complying Activity.

10B Purpose of the High Voltage Transmission Plan Area

The purpose of the High-Voltage Transmission Plan Area is to identify the high-voltage transmission network within the City and to provide for the sustainable, secure and efficient use and development of that network. The network, and its associated buffer areas are identified and provided for through objectives, policies and rules as the National Policy Statement on Electricity Transmission contains an explicit requirement to manage third-party risks within Plans. Such-third party risks include:

- a) Activities in close proximity to *transmission lines* and support *structures* that can generate adverse effects on the *lines* and support *structures*;
- b) *Transmission electric lines* and support *structures* adversely affecting new land uses.

The Plan Area also recognises that the location and scale of regionally significant *infrastructure* should be taken into account at an early stage of *subdivision*, land use and the development process; and that because the national grid traverses *sites* it can be sensitive to effects that do not otherwise extend beyond the *site boundary*.

The network, and associated buffer areas, are identified and provided for through objectives, policies and rules. The overall intent of the High-Voltage Transmission Plan Area is to manage the *subdivision*, use and development process within a defined area of the *high-voltage transmission network*. The Rules that apply within the Plan Area specifically recognise the nature of Tauranga City and of Transpower's assets within *the City*. This includes:

- That *the City* is predominantly urban in nature, with considerable existing under-build and limited opportunity for further infill subdivision or development in and around some of the existing lines, and/or for the upgrading of those lines;
- Most of Transpower's assets within the City are located within the road reserve rather than on private land, so access to the assets is not, and is unlikely in the future to be, restricted by development;
- Most of the assets within the City have lower support structures and span lengths between support structures that are at the lower end of the continuum and which are less variable than in other districts;
- Some of the lines within Tauranga City are termination lines, rather than critical supply lines; and
- Greater recognition and protection is required for key strategic assets (Kaitemako Corridor).

Where the line is a critical corridor of supply into Tauranga, a more commonly adopted or standardised approach has been taken. This is a more conservative approach than has been adopted on the other lines.

10B.1 Objectives and Policies of the High-Voltage Transmission Plan Area

10B.1.1 Objective - Electricity Transmission Network

The importance of the *high-voltage transmission network* to *the City's*, regions and nation's social and economic wellbeing is recognised and provided for.

10B.1.1.1 Policy – Electricity Transmission Network

By providing for the sustainable, secure and efficient use and development of the *high-voltage transmission network* within *the City*, while seeking that adverse effects on the *environment* are avoided, remedied or mitigated to the extent practicable, recognising the technical and operational requirements and constraints of the network.

10B.1.1.2 Policy – Identifying Electricity Transmission Network

By identifying *the City's high-voltage transmission network*.

10B.1.1.3 Policy – Adverse Effects on the Electricity Transmission Network

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*.

10B.1.1.4 Policy – Subdivision, Use and Development within Transmission Line Corridors

By providing for subdivision, use and development that:

- a) Does not compromise the safe and efficient functioning of the transmission network;
- b) Ensures compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001);
- c) Avoids locating built development under the conductors, including within their area of swing, and around support structures, and ensures suitable building platforms are identified at the time of subdivision;
- d) Recognises that compatible activities, such as infrastructure, roads or open space areas, can be appropriately located under or in close proximity to lines traversing greenfield areas;
- e) Recognises the need for an efficient, integrated land use and development pattern between landholdings especially where there are varying land ownership and/or tenure patterns;
- f) Provides for practicable access to the line and support structures;
- g) Recognises existing built development and redevelopment opportunities where there are appropriate safeguards in place to avoid contact or flashovers with high voltage electricity transmission lines and to avoid adverse effects on the stability of support structures.

10B.2 Activity Status Rules (High-Voltage Transmission Plan Area)

10B.2.1 Activities within the High-Voltage Transmission Plan Area

All activities within the High-Voltage Transmission Plan Area shall have the status identified in *Table 10B.1*, and shall be undertaken in accordance with *Appendix 10B: High-Voltage Transmission Plan Area (Sub-Zones A, B and C)*. Symbols used in *Table 10B.1* have the meaning described in *Table 1A.2: Activity Status*.

Note: Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for buildings, earthworks and mobile plants within close proximity to all electric lines.

Note: While only transmission and key electric lines are identified on the Planning Maps, works in close proximity to all electric lines can be dangerous. Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting. To discuss works, including tree planting, near electrical lines especially within 20m of those lines, contact the line operator.

Table 10B.1: Activity Status for Activities within the High-Voltage Transmission Plan Area

Use/Activity	Relevant Rule	Sub-Zone A	Sub-Zone B	Sub-Zone C1	Sub Zone C2	
Activities within the <i>Road Zone</i> provided for by legislation, <i>Council's</i> by-laws, or any Plan provision.	-	P	P	P	P	
Additions to, or the replacement of, any lawfully established <i>building</i> or <i>structure</i> that does not exceed the <i>building</i> envelope or footprint of the existing <i>building</i> or <i>structure</i> .	-	P	P	P	P	
The alteration, <i>construction</i> , erection and/or placement of any <i>building</i> or <i>structure</i> (unless otherwise provided for in <i>Table 10B.1</i>).	=	RD (Refer Rule 10B.3)	RD (Refer Rule 10B.3)	NC (Refer Rule 10B.5)	RD (Refer Rule 10B.3)	
The alteration, <i>construction</i> , erection and/or placement of <i>minor structures and activities</i> within the High-Voltage Transmission Plan Area.	-	P	P	P	P	
<i>Minor public recreational facilities and activities</i> , excluding public toilets and changing rooms.	-	P	P	P	P	Definition Appealed
<i>Primary production</i> activities, excluding associated <i>buildings</i> and <i>structures</i> , <i>factory farming</i> and <i>forestry</i> .	-	P	P	P	P	

10B.3 Restricted Discretionary Activity Rules

Any activity listed as Restricted Discretionary in *Table 10B.1* is deemed to be a Restricted Discretionary Activity and the requirements of *Rules 10B.3.2 – Restricted Discretionary Activity – Standards and Terms*, *Rule 10B.3.3 – Restricted Discretionary Activity – Matters of Discretion and Conditions* and *Rule 10B.3.4 Non-Notification* shall apply unless the requirements of *Rule 10B.3.1 Restricted Discretionary Activity – Variation Criteria* are met.

10B.3.1 Restricted Discretionary Activity – Variation Criteria

The requirement for resource consent for an activity listed as a Restricted Discretionary Activity (in *Table 10B.1*) may be waived where:

- a) The written approval of Transpower New Zealand Limited has been obtained before a building consent is issued;
- b) The written approval of Transpower New Zealand Limited is clearly endorsed on all relevant building consent plans.

10B.3.2 Restricted Discretionary Activity – Standards and Terms

Note: Any activity that does not comply with Rule 10B.3.2 – Restricted Discretionary Activity – Standards and Terms shall be considered a Discretionary Activity.

Restricted Discretionary Activities shall comply with the following Standards and Terms:

- a) A qualified electrical engineer shall prepare an engineering assessment for resource consent within the High Voltage Transmission Plan Area.
- b) A qualified electrical engineer shall prepare an engineering assessment which shall be included in the application for resource consent within the High Voltage Transmission Plan Area and which shall identify compliance with the New Zealand Electrical Code of Practice 2001:34 (NZECP 34:2001).

10B.3.3 Restricted Discretionary Activity – Matters of Discretion and Conditions

The *Council* shall restrict the exercise of its discretion to:

- a) Whether practical access to the *transmission electric line* and any support *structure* is provided for;
- b) The nature and location of any proposed *earthworks*;
- c) Whether the *subdivision*, or any proposed *building, structure* or activity will interfere with the safe and efficient operation, maintenance or *minor upgrading* of the *transmission electric line* or support *structure*;
- d) The identification of *building platforms*;
- e) The risk to the structural integrity of the *transmission electric line*;
- f) The risk of electrical hazards affecting public safety and risk of property damage;
- g) The risk of development and/or activities causing electrical faults resulting in disruption to electricity supply.

10B.3.4 Non-Notification

Any application for a resource consent made under *Rule 10B.3 - Restricted Discretionary Activity Rules* shall not be notified, or served on affected persons, with the exception of Transpower New Zealand Limited, which shall be considered an affected party on any application made under this Rule.

10B.4 Discretionary Activity Rules

The following are Discretionary Activities:

- a) Any activity described as a Restricted Discretionary Activity that does not comply with a Restricted Discretionary Activity Standard or Term;
- b) Any activity which is not listed as Permitted, Restricted Discretionary or a Non-Complying Activity is deemed to be a Discretionary Activity.

10B.4.1 Discretionary Activity Rules

In considering a Discretionary Activity the *Council's* discretion is unrestricted. The *Council* will consider any relevant matter with particular regard to the relevant Objectives and Policies of the Plan.

10B.5 Non-Complying Activity Rules

Any activity listed as Non-Complying in *Table 10B.1* is deemed to be a Non-Complying Activity.

10C Designations

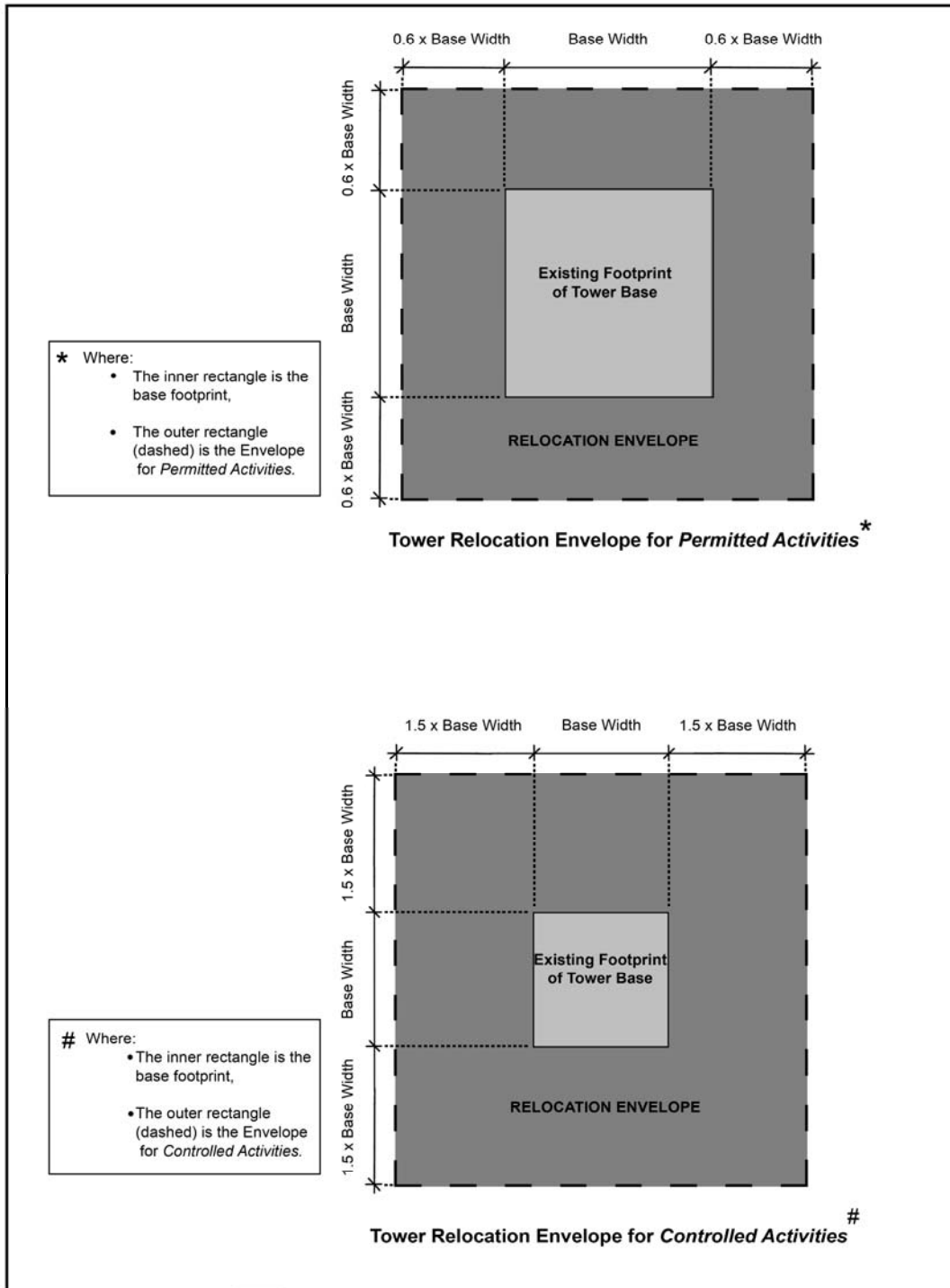
10C.1 Purpose of the Designations Provisions

Organisations that are 'requiring authorities,' and able to apply and use designations include Ministers of the Crown, local authorities and also private bodies identified as *network utility* operators within the *RMA*. These organisations have status as a requiring authority under section 167 of the *RMA*. Status as a requiring authority provides the power to require land, including private land, to be set aside for designated activities for which works can be undertaken and the requiring authority is financially responsible.

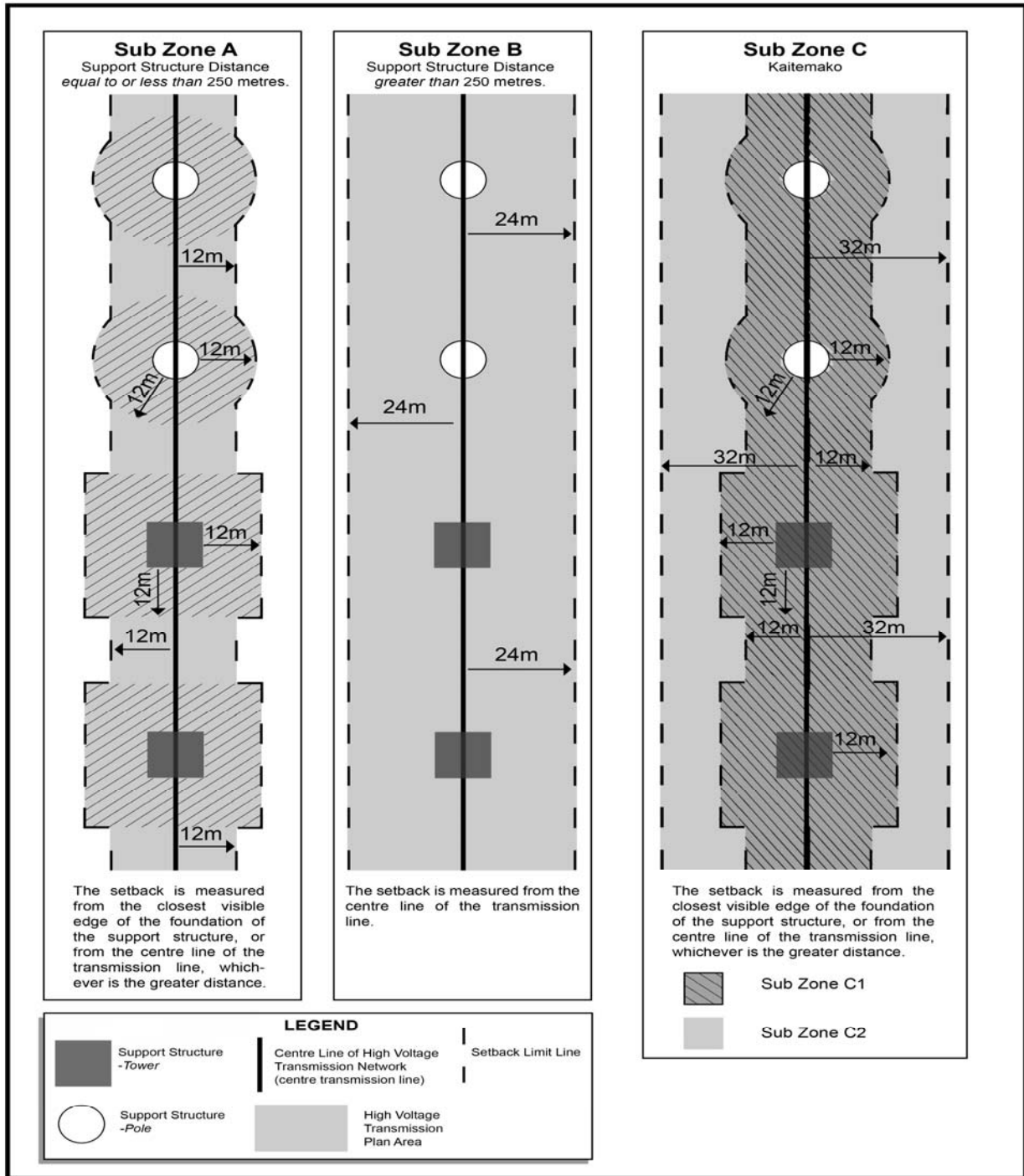
The effect of designating land is to authorise the use of that land for a particular work (e.g., a *school*, police station or electricity *substation*). Once a designation is in place it takes precedence over the zoning of the land.

Designations that exist within *the City* are listed in *Appendix 10C: Designations*, and are identified on the *Plan Maps, (Part B)*.

Appendix 10A: Tower Relocation Envelope



Appendix 10B: High-Voltage Transmission Area (Sub-Zones A, B & C)



Appendix 10C: Designations

Table 10C.1 outlines the key information relating to each designation. Lot numbers or land parcels are identified where relevant. Generally one street address is identified to aid in locating the area designated on the Plan Maps (Part B).

Requiring Authority – Tauranga City Council					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L21	C1	Esplanade Reserve	Conservation	LOT 2 DPS 31558 (part) LOT 2 DPS 31558	Term of Plan
L104	C6	Civic, community and cultural purposes	City Centre	Block bounded by Willow/Wharf, Hamilton & Durham Streets - 38 Durham Street ALLOT 42 SO 441B1 ALLOT 41 SO 441B1 ALLOT 40 SO 441B1 ALLOT 39 SO 441B1 ALLOT 38 SO 441B1 ALLOT 37 SO 441B1 ALLOT 34 SO 441B1 ALLOT 43 SO 441B1 ALLOT 35 SO 441B1 ALLOT 45 SO 441B1 ALLOT 44 SO 441B1 ALLOT 36 SO 441B1 LOT 1 DPS 3771 LOT 2 DPS 3771 ALLOT 49 SO 441B1 ALLOT 48 SO 441B1	Term of Plan
L30, L40, L50	C13	Future roading (road widening by 2.5m both sides)	Suburban Residential, Rural-Residential, Rural	193 Moffat Road PT LOT 6 DP 28430 207 Moffat Road Pt LOT 4 DP 28430 100 Moffat Road LOT 1 DPS 80034 14 Moffat Road LOT 80 DPS 72462 157L Moffat Road LOT 2 DPS 43560	Term of Plan
L42	C14	Future roading	Industry	Takatimu Drive (15th Avenue, west of Cameron Road) LOT 2 DPS 19272 LOT 3 DPS 19272	Term of Plan
L103	C23	Future roading (5m on Marsh Street 6m x 6m corner splay)	Commercial	Marsh Street/Chapel Street PT LOT 1 DPS 18318 LOT 31 DP 8570 LOT 30 DP 8570 LOT 29 DP 8570	Term of Plan

Requiring Authority – Tauranga City Council					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
				LOT 28 DP 8570 LOT 27 DP 8570 LOT 1 DPS 32677	
L68	C28	Future roading	Rural, Greenbelt	Welcome Bay Road LOT 1 DPS 3092 LOT 2 DP 365870	Term of Plan
L39	C30	Future roading	Conservation	Papamoa Beach Road/ Hartford Avenue SEC 54 Blk I Te Tumu SD	Term of Plan
L89	C32	Road widening (corner splay)	Suburban Residential	524 Ohauti Road LOT 52 DP 326360	Term of Plan
L104	C34	Service lane	City Centre	ALLOT 16 Sec 1 SO 441 B1 ALLOT 18 Sec 1 SO 441 B1 ALLOT 19 Sec 1 SO 441 B1	Term of Plan
L104	C36	Service lane	City Centre	Spring Street PT ALLOT 71 Sec 1 ALLOT 78 Sec 1 SO 441 B1 LOT 1 DP 31571	Term of Plan
L105	C37	Service lane	City Centre	Elizabeth Street (east) Devonport Road LOT 7 DP 13585 LOT 6 DP 13585 PT LOT 5 DP 13585 LOT 2 DP 13585 PT ALLOT 242 Sec 1 DP 13585 LOT 1 DP 37391 LOT 2 DPS 21360 LOT 1 DPS 5718 LOT 1 DPS 15486 LOT 2 DPS 5718 LOT 2 DPS 15486	Term of Plan
L104, L105	C38	Service lane	City Centre	Spring Street/Cameron Road (east) LOT 6 DP 14360 LOT 2 DP 14360 LOT 1 DP 14360 PT LOT 5 DP 17 LOT 3 DPS 23260 LOT 1 DPS 30547 LOT 16 DP 17 PT LOT 2 DP 35971	Term of Plan

Designation
Appealed

Requiring Authority – Tauranga City Council					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L105	C41	Service lane	City Centre	Second/Third Avenues/ Cameron Road (east) LOT 2 DPS 1501 LOT 3 DP 16 LOT 4 DP 16 LOT 5 DP 16	Term of Plan
L108	C43	Service lane	Commercial	St John Street/11th Avenue/ Cameron Road LOT 2 DPS 4123 PT ALLOT 466 SO 441 B1	Term of Plan
L108	C44	Service lane	Commercial	10th/11th Avenues/ Edgcumbe Road/St John Street LOT 1 DP 7813 ALLOT 475 Sec 2 SO 441B1 ALLOT 473 Sec 2 SO 441 B1 ALLOT 471 Sec 2 So 441 B1 PT ALLOT 470 Sec 2 SO 441 B1 PT ALLOT 469 Sec 2 SO 441 B1	Term of Plan
L108	C45	Service lane	Commercial	Christopher Street/12th Avenue/Cameron Road LOT 4 DP 26083 LOT 24 DP 160	Term of Plan
L109	C46	Service lane	Commercial	12th/13th Avenues/Cameron Road /Christopher Street LOT 1 DP 25304 LOT 2 DP 25304	Term of Plan
L42	C48	Service lane	Commercial	16th/17th Avenues/Cameron Road (west) LOT 1 DPS 4253 LOT 5 DPS 1722 LOT 6 DPS 1722	Term of Plan
L106	C51	Service lane	Commercial	Fifth/Sixth Avenues/Cameron Road (east) ALLOT 140 Sec 2 So 441 B1 LOT 1 DPS 56321	Term of Plan
L114	C53	Service lane	Commercial	Greerton/Mitchell/Chadwick Roads LOT 1 DPS 9047 LOT 9 DP 36386	Term of Plan
L14	C55	Service lane	Commercial	Bureta/Ngatai Roads LOT 1 DPS 6545 LOT 2 DPS 6545	Term of Plan

Requiring Authority – Tauranga City Council					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L14	C56	Service lane	Suburban Residential, Commercial	Bureta/Seaview Roads LOT 1 DPS 8860 LOT 2 DPS 8860 LOT 149 DPS 1267 LOT 150 DPS 1267 LOT 151 DPS 1267 LOT 152 DPS 1267 LOT 153 DPS 1267	Term of Plan
L14, L103	C58	Wastewater treatment and ancillary services, including stormwater management	Commercial	75 Chapel Street SEC 9 SO 43580 LOT 2 DPS 88129 (part)	Term of Plan
L41	C59	Reservoir purposes	Suburban Residential	1345L Cambridge Road PTLOT 1 DPS 7277 PTLOT 1 DPS 8578	Term of Plan (Refer File 14454)
L41	C60	Closed landfill	Passive Open Space	Cambridge Road PTLOT 2 DPS 100 PT LOT 1 DPS 30442	Term of Plan
L79	C61	Stormwater management	Greenbelt	Cheyne Road and Grantson Drive PTLOT 1 DPS 75760 LOT 2 DPS 91458	Term of Plan
L81	C65	Stormwater management	Greenbelt	Awaiti Place and McFetridge Lane LOT 9 DPS 92263 LOT 1 DPS 37029 LOT 5 DPS 92263	Term of Plan
L89	C67	Reservoir purposes	Suburban Residential	241L McFetridge Lane LOT 1 DPS 25748	Term of Plan
L83	C68	Reservoir purposes	Suburban Residential	728L Waikite Road PTLOT 2 DPS 8906	Term of Plan
L60, L73, L74	C76	Stormwater management	Greenbelt	Simpson/Papamoa Beach/Parton Roads LOT 2 DPS 24826 Sec 4 SO428937	Term of Plan
L42	C78	Local reserve purpose	Passive Open Space	Cypress Street (Birch Avenue) LOT 21 DPS 37582 LOT 22 DPS 37582 LOT 23 DPS 37582 LOT 24 DPS 37582 LOT 25 DPS 37582 LOT 26 DPS 37582	Term of Plan

Requiring Authority – Tauranga City Council					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L46	C80	Reservoir purposes	Rural	Mangatawa Lane PT Mangatawa Papamoa ML 20903	Term of Plan
L58	C81	Wastewater pumping station	Suburban Residential	Opal Drive LOT 1 DPS 37905	Term of Plan
L52	C82	Service lane	Commercial	23rd Avenue/Cameron Road (west) LOT 10 DP 34037 LOT 11 DP 34037 LOT 12 DP 34037	Term of Plan
L52	C83	Service lane	Commercial, Suburban Residential	22nd Avenue/Cameron Road (east) PT LOT 1 DP 11061 PT LOT 2 DP 11061 LOT 3 DPS 30084	Term of Plan
L9	C84	Service lane	Industry	Trent/Triton/Tyne/Totara Streets PT LOT 58 DP 18318	Term of Plan
L9	C85	Service lane	Industry	Hull/Triton/Mark/Tyne Streets LOT 71 DP 18318 LOT 70 DP 18318 LOT 69 DP 18318	Term of Plan
L105	C87	Service lane	City Centre	First/Second Avenues/ Devonport/Cameron Roads LOT 1 DPS 32560 LOT 2 DPS 32560 LOT 1 DPS 54828 LOT 2 DPS 54828	Term of Plan
L105	C88	Service lane	City Centre	Cameron Road/Second/Third Avenues (Bayfarm Lane) LOT 4 DPS 26330 ALLOT 202 Sec 2 DP 15977	Term of Plan
L109	C89	Service lane: the designation is limited to the land area shown on Planning Map SL11 and S10 and limited to a height of 3.6m only of air space from ground level	Commercial	13th Avenue (west) LOT 3 DP 25421 LOT 4 DP 25421 LOT 1 DPS 66864 LOT 2 DPS 66864	Term of Plan
L36, L37, L97	C93	Waste management	Industry, Special Use Zone - Baypark	Te Maunga Te Maunga PT SECTION 6 BLK XI PT LOT 6 DP 30237 PT LOT 7 DP 30237 LOT 1 DPS 18910	Term of Plan (RC 2424 (for oxidation ponds)

Requiring Authority – Tauranga City Council					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
				LOT 2 DPS 18910 PT 2 No. 10A2C5 PT A12 Papamoa LOT 1 DPS 65413 PT 2 No. 9A Papapmoa Gaz 1984 LOT 1 DPS 75442 PT 2 No. 9A PAPAMOA LOT 1 DP 342308 PT MANGATAWA PAPAMOA ML Part 20903 PT Sec 6 Blk XI SO 25092 2 LOT 1 DP 348385 LOT 2 DP 348385 PT Papamoa 2No10A2C5 ML 20538 PT Papamoa A12 SO 43893 PT Mangatawa Papamoa ML 20902 PT Papamoa 2No9A ML 10594 LOT 1 DP 342308	
L79	C95	Proposed road widening (5m, 3.5m and 2.5m wide, depending on location)	Suburban Residential	Pyes Pa Road LOT 1 DRO 239 LOT 2 DPS 71938 PT LOT 2 DPS 79334 LOT 1 DPS 22994 LOT 1 DPS 50055 LOT 2 DPS 50055	Term of Plan
L68	C96	Road widening	Passive Open Space	Welcome Bay Road SEC 17 Blk XV Tauranga SURVEY DISTRICT SEC 21 Blk XV Tauranga SURVEY DISTRICT	Term of Plan
L48	C97	Road widening	Suburban Residential	Papamoa Beach/Domain Road PT LOT 38 DPS 10608	Term of Plan
L58, L71	C99	Road realignment	Rural	Tara Road/Domain Road LOT 1 DPS 45418	Term of Plan
L27	C102	Future roading	Suburban Residential	Papamoa Beach Road opposite Sunrise Avenue Papamoa 2A1 ML ML 22445	Term of Plan
L26	C105	Future roading	Suburban Residential	Eversham Road Papamoa 2No11A2A ML 19984	Term of Plan
L27	C107	Future roundabout splay	Conservation	Sandhurst Drive Papamoa 2B	Term of Plan

Requiring Authority – Tauranga City Council					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L67	C113	Stormwater management	Suburban Residential	Herald Way (off Resolution Road) LOT 2 DPS 67452 LOT 49 DPS 23048 LOT 10 DPS 63814 LOT 50 DPS 23048 LOT 51 DPS 23048 LOT 52 DPS 23044	Term of Plan
L67	C114	Stormwater management	Suburban Residential	Herald Road, Resolution Road, Bateleur Close and Osprey Drive LOT 2 DPS 67452 PTLOT 28 DPS 28897 LOT 58 DPS 23044 LOT 59 DPS 23044 LOT 60 DPS 23045 LOT 82 DPS 89324	Term of Plan
L30	C124	Stormwater management	Suburban Residential, Greenbelt	Westmorland Rise LOT 3 DP 306685 LOT 11 DP 342017	Term of Plan
L41, L42, L51, L63	C126	Construction, continued operation, maintenance and upgrade of a road link including toll facility	Road	Route K	Term of Plan
L76	C127	Proposed Interchange	Papamoa East Employment	Bell Road LOT 3 DPS 65215	20 years from 27/08/04 (Conditions apply see file 6480-6.4)
L28, L38	C128	Proposed link road	Suburban Residential	Sandhurst Drive State Highway 2 South and Grenada Street LOT 2 DPS 34073 LOT 64 DPS 74233	12 years from 18/06/04 (Conditions apply see file 6480-6.12)
L38	C129	Proposed interchange	Suburban Residential	Sandhurst Drive Lot 2 DPS 34073 Papamoa 2No8A ML 18058 Sec 1 SO 387474	12 years from 18/06/04 (Conditions apply see file 6480-6.12)
L26	C130	Proposed road widening	Suburban Residential, Commercial, Passive Open Space	Girven Road Various Lot Numbers	2 May 2012 (Conditions apply see file 8000.2.22)

Requiring Authority – Tauranga City Council					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L48, L58, L71	C131	Proposed road widening	Passive Open Space, Suburban Residential, Rural	Domain Road PT LOT 38 DPS 10608 LOT 1 DPS 12924 LOT 17 DPS 15871 PT LOT 2 DPS 61567 LOT 3 DPS 34716 LOT 1 DPS 61567 PT LOT 2 DPS 36935 LOT 2 DPS 54529 PT LOT 3 DPS 54529 LOT 1 DPS 91289 LOT 2 DPS 91289 PT LOT 1 DPS 54529	29 July 2012 (Conditions apply see file 8000.2.23)
L26	C134	Sub-regional multi-sport park	Active Open Space	Grenada Park Pt LOT 2 DPS 32737 LOT 1 DPS 42460 PT LOT 24 DPS 9710 PT LOT 1 DPS 35652 LOT 4 DPS 35652 LOT 203 DPS 28890 LOT 144 DPS 42633	Term of Plan (Conditions apply see file 6480-6.26)
L80	C135	Pump station	Industry	25 Maleme Street LOT 2 DP 13335	10 years from 1 November 2007 (RC 13503)
L43	C136	Wastewater pump station	Active Open Space	Memorial Park 330 & 334 Devonport Rd Allotments 777, 778 and 880 Section Town of Tauranga	10 years from the 29/07/2008
L99	C137	Stormwater purposes for Bell Road No.1 drain catchment	Rural	Bell Road River Bed Survey Office Plan 57483 SEC 4 SO 61521	15 years from the 1 July 2008 (RC13675)
L83	C138	Reservoir purposes	Suburban Residential	2095L Waitaha Road LOT 1DPS 22252	Term of Plan
L82	C139	Reservoir purposes	Suburban Residential	1440 Kaitemako Road Part C Kaitemako SO 49225	Term of Plan
L67	C140	Wastewater pump station (including building and associated above ground infrastructure)	Suburban Residential	143 Welcome Bay Road (Otumanga) LOT 2 DPS 2375	Term of Plan (Refer File RC 14443)
L31	C141	Wastewater pump station (including building and	Suburban Residential	67 Jonathon Street LOT 1 DPS 28016	Term of Plan (Refer File RC 14443)

Requiring Authority – Tauranga City Council					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
		associated above ground infrastructure)			
L2	C143	Wastewater pump station (including control cabinet and associated minor equipment)	Conservation, Road	23 The Mall Road Reserve	Term of Plan (Refer File RC 14443)
L13	C145	Wastewater pump station (including building and associated above ground infrastructure)	Suburban Residential	36A Meadowland Street Part LOT 2 DPS 14434	Term of Plan (Refer File RC 14443)
L65	C146	Wastewater pump station (including building and associated above ground infrastructure)	Conservation, Passive Open Space	156 Windermere Drive / 11 Lagoon Place LOT 67 DPS 27014 LOT 20 DPS 32324	Term of Plan (Refer File RC 14443)
L21	C147	Wastewater pump station (including building and associated above ground infrastructure)	Conservation	31 Coach Drive LOT 6 DPS 6372	Term of Plan (Refer File RC 14443)
L60	C148	Wastewater pump station (including control cabinet and associated minor equipment)	Passive Open Space	25 Taylor Road LOT 32 DPS 3396	Term of Plan (Refer File RC 14443)
L61, L74	C149	Wastewater pump station (including control cabinet and associated minor equipment)	Passive Open Space	69 Motiti Road (Motiti Reserve) LOT 99 DPS 4383	Term of Plan (Refer File RC 14443)
L10	C150	Wastewater pump station (including control cabinet and associated minor equipment)	Conservation	61A Oceanbeach Road LOT 70 DP 32044	Term of Plan (Refer File RC 14443)
L78	C151	Wastewater pump station (including building and associated above ground infrastructure)	Greenbelt	2 Lake Boulevard / 111 Landing Drive LOT 350 DP 399464 Lot 369 DP 399464	Term of Plan (Refer File RC 14443)
L1	C152	Wastewater pump station (including control cabinet and associated minor equipment)	Conservation	1 Adams Avenue (Mount Surf Club) SEC 19 BLK VI Tauranga Survey District	Term of Plan (Refer File RC 14443)

Requiring Authority – Tauranga City Council					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L43	C153	Wastewater pump station (including control cabinet and associated minor equipment)	Conservation	Turret Road ALLOT 887 Section 2 Town of Tauranga	Term of Plan (Refer File RC 14443)
L55	C154	Wastewater pump station (including control cabinet and associated minor equipment)	Passive Open Space	65 Te Hono Street (Rotary Park) LOT 216 DPS 13213	Term of Plan (Refer File RC 14443)
L48	C155	Wastewater pump station (including control cabinet and associated minor equipment)	Conservation, Passive Open Space	561 Papamoa Beach Road (Papamoa Domain) PT SEC 52 BLK 1 Te Tumu Survey District	Term of Plan (Refer File RC 14443)
L26	C156	Wastewater pump station (including control cabinet and associated minor equipment)	Conservation	1 Waiariki Street LOT 40 DPS 1538	Term of Plan (Refer File RC 14443)
L33, L43	C157	Wastewater Pump Station	Passive Open Space	29 Waihi Road Part Allotments 672 & 744 Te Papa Parish SO 59415	Term of Plan (Refer File 14653)
L71, L72	C158	Road Widening	Rural, Suburban Residential and Active Open Space	Various	10 years from 08/06/2010 (Refer File 14496)
L72, L73, L74, L76	C161	District Arterial Road – Te Okuroa Drive	Papamoa East Employment, Wairakei Residential, Recreation B, Town Centre (Fringe)	Wairakei (Papamoa East)	10 years from 30/08/2010 (Conditions Apply – Refer TCC Ref: 888157)
R86, R95	C162	Municipal Water Supply (including reservoirs, booster pump station and ancillary infrastructure associated with water supply services)	Suburban Residential	Kennedy Road 997L Pyes Pa Road SEC 1 & 2 SO 41667	15 Years from 16/02/2011(RC153 02)

Requiring Authority – Tauranga City Council (Tauranga Airport Authority)						
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation	
L16, L17, L24, L25	C101	Tauranga Airport	Industry, Suburban Residential	PT 2E6A SO 29180 PT 2E 6B ML 18452 PT Sec BLK V11 SO 41688 PT 2E7 ML 12504 PT 2F ML 11446 PT 2F Whareroa PT Sec 80 BLK V11 SO 41688 PT 2G1B4 ML 15970 PT 2G1A ML 14314 2G1B3 SO 30302 2G1B1 ML 15970 2G1B2 ML 15970 2G2A ML 13116 PT 2G1B (Roadway) ML 11446 2G2C ML 13116 SEC 13 BLK X1 SO 43461 2A2B1 ML 19082 PT 2B2 ML 11908 PT 2A1 ML 10842 PT 2B1 ML 11908 PT 2B3 ML 11908 PT1 ML 9445 2D ML 11446 2C 11446 SEC 1 SO 386370 SEC 1 SO 361594 SEC 2 SO 361594 LOT 21 DPS 78091 Whareroa 2A2A ML 19082 Whareroa 2G2B ML 13116	Term of Plan (Refer RC15681)	File

Requiring Authority: Ministry for Courts					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L104	MJ1	Justice purposes	City Centre	46 Cameron Road Corner of Cameron Road, Harington & McLean Streets LOT 1 DP 30396 LOT 2 DP 30396	Term of Plan
L104	MJ2	Justice purposes	City Centre	26 McLean Street LOT 1 DP 56643	Term of Plan (RC14162)

Requiring Authority: Department Of Corrections					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L108	DR1	Periodic detention centre	Commercial	65 St John Street ALLOT 471 SO 441 B1	Term of Plan (Refer File TCC Ref: 4136938)

Requiring Authority: Minister Of Defence					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L43, L109	MD1	Defence purposes	Suburban Residential	50 Eleventh Avenue Cnr 11th Avenue & Devonport Road PT LOT 12 DP 969	Term of Plan

Requiring Authority: Ministry Of Education					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L26	ME1	Arataki Primary School	Suburban Residential	4 Kaimanawa Street PT LOT 5 DP 30237	Term of Plan
L20	ME2	Bellevue Primary School	Suburban Residential	20 & 22 Princess Road (with additional frontage from Anne Road PT LOT 4 DPS 1024 PT LOT 3 DPS 1024 LOT 8 DPS 11607 LOT 9 DPS 11607	Term of Plan

Designation
Appealed

Requiring Authority: Ministry Of Education						Designation Appealed
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation	
L30	ME3	Primary school and education facilities	Suburban Residential	66 Carmichael Road PT ALLOT 94 SO 12868 LOT 1 DPS 80470 PT LOT 2 DP 27987 LOT 3 DPS 79204	(Term of Plan Conditions are related to this application, as per the notice of requirements planning application. See file P 1050-600-2)	
L31	ME4	Primary school and education facilities	Suburban Residential	20 Miller Road & 67/69 Jonathon Street PT LOT 4 DP 14996 LOT 2 DP 35801 LOT 9 DPS 20106	Term of Plan	
L64, L117	ME5	Primary school and education facilities	Suburban Residential	13 Lumsden Street (frontage also onto Cameron Road) PT ALLOT 29 SO 37490 PT ALLOT 29 SO 37490 PT ALLOT 29 SO 40036	Term of Plan	
L114	ME6	Primary school and education facilities	Suburban Residential	151 Greerton Road ALLOT 209 SO 486 ALLOT 208 SO 486 PT LOT 4 DPS 1372 PT LOT 3 DPS 1372 ALLOT 207 SO 486 PT LOT 2 DP 29930 PT LOT 2 DPS 1372 PT ALLOT 206 SO 486 PT LOT 1 DPS 1372	Term of Plan	
L53	ME7	Kaka Street IHC School	Suburban Residential	8 – 14 Kaka Street LOT 59 DPS 8085 LOT 60 DPS 8085 LOT 58 DPS 8085 LOT 57 DPS 8085	Term of Plan	
L67	ME8	Primary school and education facilities	Suburban Residential	164 Maungatapu Road LOT 34 DPS 10242 LOT 35 DPS 10242 LOT 36 DPS 10242 1D2B3A ML 17734 PT 1 ML 5924	Term of Plan	
L5, L12	ME9	Primary school and education facilities	Suburban Residential	145 Levers Road PT LOT 1 DP 18965	Term of Plan	
L52, L112	ME10	Primary school and education facilities	Suburban Residential	45 Henderson Crescent (frontage also off Merivale Road)	Term of Plan (RC902-01)	

Requiring Authority: Ministry Of Education						Designation Appealed
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation	
				LOT 116 DP 7064 PT LOT 11 DP 2042 LOT 10 DP 4022 PT LOT 6 DP 2042 LOT 1 DP 4040 CLOSED ROAD		
L10, L17	ME11	Secondary school, accommodation and education facilities	Suburban Residential	565 Maunganui Road PT LOT 2 DP 31875	Term of Plan	
L17	ME12	Mount Maunganui Intermediate	Suburban Residential	21 Links Avenue PT LOT 3 DPS 1500 PT LOT 1 DP 30216	Term of Plan	
L4, L9	ME13	Mount Maunganui Primary School	Suburban Residential	13 Orkney Road (frontage also off Lee Street) PT LOT 39 DPS 725 LOT 40 DPS 725 LOT 41 DPS 725 LOT 42 DPS 725 LOT 43 DPS 725 LOT 44 DPS 725 LOT 45 DPS 725 LOT 46 DPS 725 LOT 47 DPS 725 LOT 48 DPS 725 LOT 49 DPS 725 LOT 50 DPS 725 PT LOT 64 DPS 725 LOT 65 DPS 725 LOT 66 DPS 725 LOT 67 DPS 725 LOT 68 DPS 725 LOT 69 DPS 725 LOT 70 DPS 725 LOT 71 DPS 725 LOT 72 DPS 725 LOT 73 DPS 725 LOT 74 DPS 725 LOT 75 DPS 725	Term of Plan	
L10	ME14	Primary school and education facilities	Suburban Residential	22 Tui Street LOT 205 DPS 904 LOT 206 DPS 904 LOT 232 DPS 904	Term of Plan	
L20	ME15	Secondary school and accommodation and education	Suburban Residential	105 Windsor Road LOT 1 DPS 3178	Term of Plan	

Requiring Authority: Ministry Of Education						Designation Appealed
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation	
		facilities		PT LOT 2 DPS 1024 PT LOT 2 DPS 1024		
L20	ME16	Intermediate school and education facilities	Suburban Residential	5 Charles Street PTLOT 1 DPS 1024 LOT 1 DPS 3178 PT LOT 2 DPS 1024	Term of Plan	
L21	ME17	Primary school and education facilities	Suburban Residential	236 Otumoetai Road ALLOT 644 SO 35704 LOT 2 DP 30217	Term of Plan	
L14, L22	ME18	Pillans Point Primary School	Suburban Residential	101 Maxwells Road (frontage also on to Pillans Point Road) PT ALLOT 110A SO 38090 PT ALLOT 110B SO 38090	Term of Plan	
L52	ME19	Secondary school and accommodation and education facilities	Suburban Residential	930 Cameron Road LOT 1 DPS 79622 LOT 4 DP 11061 LOT 5 DP 11061 LOT 6 DP 11061 PT LOT 7 DP 11061 LOT 8 DP 11061	Term of Plan	
L109, L110	ME20	Secondary school and accommodation and education facilities	Suburban Residential	728 Cameron Road ALLOT 613 SO 24212 ALLOT 612 SO 24212 ALLOT 611 SO 24212 ALLOT 610 SO 24212 ALLOT 609 SO 24212 ALLOT 608 SO 24212 ALLOT 607 SO 24212 ALLOT 606 SO 24212 ALLOT 605 SO 24212 ALLOT 604 SO 24212 ALLOT 554 SO 441B1 ALLOT 555 SO 441B1 ALLOT 556 SO 441B1 ALLOT 557 SO 441B1 ALLOT 558 SO 441B1 ALLOT 559 SO 441B1 ALLOT 560 SO 441B1 ALLOT 561 SO 441B1 ALLOT 562 SO 441B1 ALLOT 32 SO 441B1 LOT 14 DP 969 PT LOT 4 DP 29095 PT LOT 3 DP 14326	Term of Plan	

Requiring Authority: Ministry Of Education						Designation Appealed
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation	
				PT LOT 7 DP 14326 LOT 12 DP 14326 LOT 13 DP 14326 LOT 14 DP 14326 LOT 15 DP 14326 PT LOT 16 DP 14326 PT LOT 20 DP 14326		
L53	ME21	Intermediate school and education facilities	Suburban Residential	18th Avenue/Fraser Street 30 Eighteenth Avenue (access off Fraser Street) PT ALLOT 25 SO 37940 PT ALLOT 26 SO 37940 PT ALLOT 27 SO 37940 PT LOT 2 DP 35258 ALLOT 144 SO 47660 ALLOT 143 SO 47660	Term of Plan	
L106, L33	ME22	Primary school and education facilities	City Living - Residential	382 Cameron Road and 31 Fifth Avenue LOT 1 BLK 1 DP 225 LOT 2 BLK 1 DP 225 LOT 3 BLK 1 DP 225 LOT 4 BLK 1 DP 225 LOT 5 BLK 1 DP 225 LOT 6 BLK 1 DP 225 LOT 7 BLK 1 DP 225 LOT 8 BLK 1 DP 225 LOT 9 BLK 1 DP 225 LOT 10 BLK 1 DP 225 LOT 11 BLK 1 DP 225 LOT 12 BLK 1 DP 225 PT ALLOT 25 SO 441B1 PTS ALLOT 25 Church Mission Reserve Town of Tauranga LOT 1 DP 10739 PT LOT 1 BLK II DP 225 PT LOT 2 BLK II DP 225 PT LOT 3 BLK II DP 225 LOT 2 DP 4816 LOT 1 DP 15723 PT LOT 3 DP 4816	Term of Plan (Refer RC14498)	File
L52	ME23	Primary school and education facilities	Suburban Residential	900 Cameron Road PT SEC 3 SO 22408	Term of Plan	
L77	ME24	Primary school and education facilities	Rural	7660L State Highway 29 PT ALLOT 87 DP 15807	Term of Plan	

Requiring Authority: Ministry Of Education						Designation Appealed
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation	
L68	ME25	Primary school and education facilities	Suburban Residential	333 Welcome Bay Road (frontage also on to Esmeralda Street) LOT 31 DPS 24042	Term of Plan	
L45	ME26	Primary school and education facilities	Rural	3922L Matapihi Road PT Matapihi 1A3D8 SO 32062 PT Hungahungatoroa 2 SO 32062 PT Hungahungatoroa 1B SO 16502 PT Hungahungatoroa 2 SO 16502 PT Hungahungatoroa 1 SO 16502	Term of Plan	
L31	ME27	Intermediate school and education facilities	Suburban Residential	72 Miller Road LOT 1 DP 14996	Term of Plan	
L59	ME28	Primary school and education facilities	Suburban Residential	12 Dickson Road and Parton Road PT LOT 3 DPS 1560	Term of Plan	
L58	ME29	Te Akau Ki Papamoa Primary School (Papamoa No. 2 Primary School)	Suburban Residential	29 Doncaster Drive LOT 163 DPS 41395	Term of Plan	
L82	ME30	Selwyn Ridge Primary School	Suburban Residential	20 Holmburn Street (frontage also off Langstone and Portland Streets) PT SEC 15 BLK XV Tauranga SD LOT 1 DPS 27302	Term of Plan	
L66	ME31	Primary school (proposed)	Suburban Residential	48 Harrisfield Drive Ohauti PT SEC 19 SO 56819	Term of Plan	
L65, L66	ME32	Bay of Plenty Polytechnic	Suburban Residential	73 Windermere Drive (Windermere Campus) SEC 1 SO 59066	Term of Plan	
L65, L117	ME33	Bay of Plenty Polytechnic	Suburban Residential, Conservation	Windermere Campus PT 1B ML 13386 LOT 12 DPS 27012 LOT 11 DPS 27012 LOT 10 DPS 27012 LOT 9 DPS 27012 SEC 1 SO 57361 LOT 9 DPS 30139 LOT 8 DPS 30139 LOT 6 DPS 30139 LOT 5 DPS 30139 LOT 4 DPS 30139	Term of Plan	
L97	ME34	Primary school and education facilities	Rural	7687L Welcome Bay Road PT 2Sec2B1 ML 10052	Term of Plan	
L65, L117	ME35	Bay of Plenty Polytechnic	Suburban Residential,	80 Oropi Road (Windermere Campus)	Term of Plan	

Requiring Authority: Ministry Of Education						Designation Appealed
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation	
			Conservation	LOT 1 DPS 30335 PT LOT 2 DP 29357		
L71	ME36	School and education facilities	Rural	12297L Welcome Bay Road PT 2 No 6B1A	Term of Plan (Conditions apply, Refer RC 14502)	
L105	ME37	Bay of Plenty Polytechnic	City Centre	Bongard Centre, Cameron Rd 198 Cameron Rd (Bongard Centre) PT LOT 1 DPS 48743	Term of Plan	
L38, L39	ME38	Primary school and education facilities	Suburban Residential	5 Evans Road SEC 1 SO 60557 LOT 1 DPS 78496	Term of Plan	
L59, L72	ME39	Papamoa secondary school and education facilities	Suburban Residential	346 L Tara Road, Papamoa LOT 3 DPS 88154	Term of Plan (Conditions apply see file 6480-6.11) (Refer RC 14762 and 14500)	
L61, L74	ME40	Education purposes	Suburban Residential	80 Wairakei Avenue/25 Golden Sands Drive LOT 364 DPS 86327	22 April 2014 (Conditions apply see file P6923-80-2) (Also refer RC 13600 and RC 14505 for alteration to designation)	
L109	ME41	Tauranga Boys' College	Suburban Residential, Road	728 Cameron Road 14th Avenue (between Cameron Road and Devonport Road) SEC 1 SO 61395	Term of Plan	
L30	ME42	Education purposes	Suburban Residential, Rural	1 Westmorland Rise, R78 Carmichael Road and R62 Bethlehem Road	5 years from 30/08/2010 (RC14507)	

Requiring Authority: Meteorological Service of New Zealand Limited					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L16	MS1	Meteorological activities - automatic weather station	Industry	Tauranga Airport 101 Aerodrome Road Pt Whareroa 2F ML 11446	Term of Plan
L24	MS2	Meteorological activities - anemometer mast	Industry	Tauranga Airport 101 Aerodrome Road Whareroa 2G2C ML 13116	Term of Plan

Requiring Authority: New Zealand Police					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L103	NP1	Police station	City Living – Mixed Use,	15 Monmouth Street (being identified as 15, 17 and 19 Monmouth) ALLOT 305 SO 1621 ALLOT 304 SO 1621 ALLOT 303 SO 1621	Term of Plan (Refer File RC15530)
L2, L3	NP2	Police station	Port Industry	6 Salisbury Avenue PT SEC 4 SO 15904	Term of Plan
L48	NP3	Police station	Suburban Residential	530 Papamoa Beach Road LOT 4 DPS 8369	Term of Plan
L114	NP4	Police station	Suburban Residential	244 Chadwick Road SEC 1 SO 59532	Term of Plan

Requiring Authority: Powerco Limited					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L13	PC1	Electricity substation	Suburban Residential	70 Meadlowland Street LOT 1 DPS 84260	Term of Plan
L21	PC2	Electricity substation	Suburban Residential	3A Brookfield Terrace LOT 2 DPS 13002	Term of Plan
L9	PC3	Electricity substation	Industry	1 Triton Avenue LOT 48 DP 18318	Term of Plan
L25	PC4	Electricity substation	Suburban Residential	57 Matapihi Road PT SEC 3 SO 22852 PT SEC 7 SO 14371	Term of Plan

Requiring Authority: Powerco Limited					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L71	PC5	Electricity substation	Rural	2179L Domain Road SEC 44 SO 47398 SEC 45 SO 47399	Term of Plan
L82	PC6	Electricity substation	Suburban Residential	1126L Kaitemako Road PT B SO 44198	Term of Plan
L104	PC7	Electricity purposes	Commercial	128 Hamilton Street (west) LOT 1 DP 323385	Term of Plan
L113	PC8	Electricity switching station	Industrial, Passive Open Space	40 Alach Street LOT 6 DPS 39315 LOT 8 DPS 39315	Term of Plan (Refer File RC14421)
L108	PC9	Electricity purposes	Passive Open Space	81 Edgecumbe Drive (off Takitimu Drive and located on Graham Park) PT LOT 1 DPS 2290	Term of Plan
L86	PC10	Electricity purposes	Greenbelt, Suburban Residential	R99 Kennedy Road LOT 103 DP 408042	Term of Plan (Refer File RC 14532)
L46	PC11	Electricity Substation	Suburban Residential	46 Roxbury Place Lot 2 DP 366992	Term of Plan (RC15156)
L17	PC12	Electricity Substation	Suburban Residential	574 Maunganui Road Lot 25 DPS 235	Term of Plan (RC 14248)
L30	PC13	Electricity Substation	Suburban Residential	45 Te Paeroa Road Lot 3 DP 391110	Term of Plan (RC 14877)

Requiring Authority: Telecom New Zealand Limited and Telecom Mobile Limited					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L79	TNZ1	Telecommunications and radio communication and ancillary purposes	Suburban Residential	37 Pyes Pa Road - Cnr Pyes Pa Road and Cheyne Road LOT 1 DPS 81748	Term of Plan
L72	TNZ2	Telecommunications and radio communication and ancillary purposes	Commercial	2410L Parton Road, Papamoa LOT 2 DPS 83924	Term of Plan
L21	TNZ3	Telecommunications and radio communication and ancillary purposes	Suburban Residential	215 Otumoetai Road PT LOT 13 DPS 2454	Term of Plan
L108, L109	TNZ4	Telecommunications and radio communication and ancillary purposes	Commercial	23-25 Twelfth Avenue 570 Cameron Road LOT 8 DP 14632 LOT 6 DP 14632 LOT 3 DP 969	Term of Plan

Requiring Authority: New Zealand Transport Agency					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
Variou s	NZTA 1	Road purposes: Road as State Highway including planning, design, research, supervision, operation and maintenance, and including the control of property access relating to all land within the State Highway designation in accordance with the Government Road Powers Act	Multiple Zones	State Highway 2 including Harbour Link, Hewletts Road and Maunganui Road State Highway 2A State Highway 29 State Highway 29 Hewletts Road and Maunganui Road	Term of Plan (Refer RC 14355 for SH2A)
L29, L30	NZTA 2	Limited access road	Road	State Highway 2 (Tauranga City Council boundary to Carmichael Road)	Term of Plan
L31	NZTA 3	Limited access road	Road	State Highway 2 (Moffat Road to Tamatea Arikunui Drive/Waihi Road)	Term of Plan
L36, L37, L45, L54, L67	NZTA 4	Limited access road	Road	State Highway 2/State Highway 29 intersection to Truman Road	Term of Plan
L37, L46, L47, L57, L71	NZTA 5	Limited access road	Road	State Highway 2 (Truman Road to Tauranga City Council boundary).	Term of Plan
L77, L78, L79	NZTA 6	Limited access road and interchange roundabout: Road as a State Highway (including planning, design, research, supervision, operation and maintenance, and including the control of property access relating to all land within the State Highway designation in accordance with the Government Roading Powers Act)	Road	State Highway 29 (Barkes Corner to Tauranga City Council boundary)	Term of Plan
L25	NZTA 9	Road purposes: SH2 (proposed) road widening	Passive Open Space	98 Matapihi Road PT SEC 4 SO 52681	15 years from 29 October 2002
L25, L26	NZTA 10	Road purposes: SH29 (proposed limited access road)	Road	Mount Maunganui, adjoining 3 Titoki Place (and various other properties)	15 years from 29 October 2002

Requiring Authority: New Zealand Transport Agency					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L31, L41, L42	NZTA 11	Road purposes: SH2 (combined designation with C126)	Multiple Zones	Route J Various Lot Numbers	Term of Plan
L9, L16, L17, L25	NZTA 12	Road purposes: proposed Maunganui Road widening	Rail Corridor (Rail)	Maunganui Branch Railway	Term of Plan
L38, L46, L47, L57, L58, L71	NZTA 14	Road purposes: SH2 (proposed widening – Tauranga Eastern Motorway)	Suburban Residential, Rural	State Highway 2, Te Maunga to Domain Road Various Lot numbers	20 years from 18 August 2003 (Refer files RC 14693, RC 14608 & RC 14657 for alternations to initial designations)
L58, L71	NZTA 14 (B)	Road purposes: SH2 (Tauranga Eastern Motorway, including planning, design, supervision, construction, maintenance and control of access in accordance with the Government Road Powers Act)	Rural	10901L Domain Road Intersection LOT 1 DPS 45418	Conditions apply: (Refer file 6480-6.27)
L41, L50, L51	NZTA 15	Road purposes (Northern Arterial – proposed new road)	Rural, Rural-Residential, Passive Open Space	Northern Arterial Route Various Lot numbers	20 years from 22 January 2001 (Conditions apply: Refer file 6480-6.3)
L38, L58, L71, L72, L73, L76	NZTA 16	Road purposes: SH2 (Tauranga Eastern Motorway – proposed new road)	Rural, Rural-Residential, Papamoa East Employment	Eastern Arterial Route Various Lot numbers	20 years from 31 August 2004 (Conditions apply: Refer file 6480-6.4)
L38	NZTA 17	Road purposes: SH2 (Tauranga Eastern Motorway – proposed interchange)	Suburban Residential, Industry	Mangatawa/Truman Road PT Mangatawa Papamoa ML 20903	12 years from 18 June 2004 (Conditions apply: Refer file 6480-6.13)
L37	NZTA 18	Road purposes: SH2 (Tauranga Eastern Motorway – State Highway access road)	Passive Open Space	128 Gloucester Reserve, Te Maunga LOT 311 DPS 54586 (Oceandowns Reserve) Lot 312 DP 54586	18 years from 26 October 2000 (Conditions apply: RC 11548)
L26, L37	NZTA 19	Road purposes: SH2 (Tauranga Eastern Motorway – State Highway access road)	Passive Open Space	135 Eversham Road LOT 1 DPS 54103 Hadleigh Park, Te Maunga	18 years from 26 October 2000 (Conditions apply: Refer RC 11548)

Requiring Authority: New Zealand Transport Agency					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L15, L16	NZTA 20	Road for the purpose of access to a State Highway - corner splays	Industry, Port Industry	Hewletts Road / Maru Street Hewletts /Aerodrome Roads Tasman Quay / Hewletts Road, Totara Street / Hewletts Road	Term of Plan (Conditions apply: Refer RC 123074)
L15, L23, L103	NZTA 21	Construction, continued operation, maintenance and upgrade of a road link	Conservation, Commercial Industry, Port Industry, Active Open Space	Takitimu Drive at the northern end of Waikareao Estuary to the intersection of Hewletts Road with Tasman Quay	Term of Plan (Conditions apply: Refer file 6480-6.25 (Including alternations to the designation) P4460/13/2(Vol 2) (Hewletts Road) RC 2464 (Den Place) RC 12722 (Tauranga Harbour Bridge Marina Access)
L30	NZTA 24	Construction and operation including maintenance, improvement, enhancement, expansion, realignment and alteration of a State Highway in accordance with the Government Road Powers Act	Road		20 years from 24 April 2008 (Conditions apply: Refer file RC 13711)
L30	NZTA 25	Construction and operation including maintenance, improvement, enhancement, expansion, realignment and alteration of a State Highway in accordance with the Government Road Powers Act	Road	Intersection of Bethlehem and Moffat Roads with Waihi Road (State Highway 2) near Bethlehem	Term of Plan (P 5990 (Vol 2))
L16	NZTA 26	Road purposes: Road as State Highway including planning, design, research, supervision, operation and maintenance and including the control of property access relating to all land within the State	Road	Stub Road (off Hewletts Road) State Highway 29 LOT 2 DPS 17288 Pt SEC 70 BLK Vii Tga SD	Term of Plan (RC 12597)

Requiring Authority: New Zealand Transport Agency					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
		Highway designation in accordance with the Government Road Powers Act.			
L15	NZTA 27	Future roading (10m strip)	Industry	Mirrielees Road LOT 1 DPS 66425 LOT 10 DPS 30833 LOT 9 DPS 30833 LOT 8 DPS 30833 LOT 7 DPS 30833 LOT 6 DPS 30833 LOT 5 DPS 30833 LOT 4 DPS 30833 PT LOT 3 DPS 30833 PT LOT 2 DPS 30833	Term of Plan
L78, L86, L95, L96	NZTA 28	Maintenance and Operation of State Highway Purposes (including segregation strips and provision of cycleway and embankment)	Road	Pyes P Bypass/State Highway 36	20 years from 04/03/2011 (Refer RC 15471)

Requiring Authority: Transpower NZ Ltd					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L25	TW1	Electricity substation	Suburban Residential	61 Matapihi Road LOT 3 DPS 36857	Term of Plan
L114	TW2	Electricity substation	Commercial	1349 Cameron Road LOT 1 DPS 62035	Term of Plan
L81	TW3	Electricity substation	Suburban Residential, Rural Residential	Kaitemako Road/Wade Place LOT 1 DPS 63722 LOT 42 DPS 69258 LOT 3 DPS 88961	Term of Plan (Conditions apply, refer file RC14434)

Requiring Authority: New Zealand Railways Corporation					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
Various	RC1	Railway purposes	Multiple Zones	Tauranga District – Mount Maunganui Branch Railway	Term of Plan
Various	RC2	Railway purposes	Multiple Zones	Tauranga District – East Coast Main Trunk Railway	Term of Plan
Various	RC3	Proposed railway purposes	Multiple Zones	Mount Maunganui Branch Railway	Term of Plan

Requiring Authority: Western Bay Of Plenty District Council					
Map No	Ref. on Map	Purpose	Underlying Zone	Location	Expected Duration of Designation
L79	WB1	Council purposes and depot/ workshop purposes	Suburban Residential	1484 Cameron Road/SH29 PT LOT 1 DPS 84655	Term of Plan